

BOARD OF DIRECTORS MEETING MINUTES (January 25,2017) - DRAFT

1. **Attending Directors:** Latimer, Onessimo, Palladino, Brand, Fitzgerald, Olson-Douglas and Tracy.
2. **Absent:** Raupach, Towers, Boccuzzi, Strickland
3. Chris Kohnle, property manager, representing Elite Management
4. **CALL TO ORDER** - President Latimer called the meeting to order at 7:00 PM.
5. **Approval of the minutes:**
A motion to accept the minutes was moved, seconded and unanimously approved.
6. **Financial Report:** Director Tracy, referring to the financial information that was provided the Board by Elite, briefly summarized the financial status of the Conservancy, as well as, the various Councils. President Lattimer also offered additional comments regarding water and maintenance expenses. Director Palladino requested and received clarification on how unpaid fees are reflected on the operating statement's.
7. **MANAGER'S REPORT:**
 - a) Inspection Reports- Elite summary of field visits and work orders included in Board package were presented without comment
 - b) Boundaries Update- It was reported that Attorney Perlstein's work is just about complete on the matter and that it has been moved to the surveyor for finalization before further consideration and action by the Board.
 - c) Pool Camera's- Cameras have been installed and should be ready to be operational shortly. Elite will master the operation of the system and convey same to board.
 - d) Country Walk Signage- Elite has conversed with the onsite sales team who agree that the signs are no longer needed. CWD senior management is still reluctant to remove them but confidence is high that the signs will be removed shortly.
 - e) 2017-2018 Pool Contract- The contract with Savol Pools for 2017 and 2018 was reviewed by the Board and based, in part, on Elite's recommendation was unanimously approved. The new contract does not contain any increase in prior costs.

8. UNIT OWNERS FORUM:

- a) Two Woodmoor homeowner's in attendance indicated that they were recent additions to the Standards Committee and felt they were not getting the necessary direction and information to be able to meaningfully participate as committee members. Specifically, they requested a copy of the Elite produced and maintained AAI Request Tracking Form. Members were told that they could not obtain such information from the Committee Chairperson who was not in attendance. A Motion was made by Treasurer Tracy that all Standards committee members be granted access to the report. The motion passed 5 to 2 (opposing Palladino & Brand). Subsequent to the vote Director Brand clarified that the opposition was not to the intent of the motion but rather that the Committee Chair was not allowed time to present and opposing argument if in fact one existed. The new members were also advised that AAI procedures could be found in the Walden Woods website and that would provide them additional information. The new members also expressed concern that they have not been made aware of any existing schedule for committee meetings.
- b) Woodmoor resident stated that she received a letter from Elite requesting proof of homeowner's insurance being in place. According to Chris it must have been sent in error as Woodmoor residences do not need to provide such proof. He suggested that she disregard the notice.

9. UNFINISHED BUSINESS:

- a) 446 PB Solar Panel Install-Removed- This matter has now been fully resolved.

10. NEW BUSINESS:

- a) 136 PB- A update regard the Juliet Balconies on windows installed without the benefit of approval. The AAI filed was approved for work to be done by it made no reference to the installation of the balconies. A letter was sent to owners. A revised AAI is forth coming for consideration of the Standards Committee.
- b) A brief discussion ensued regarding a reenter who was having issues with the unit owner. Further discussion at Executive Session.
- c) The Board advised Chris to remove two signs that were left on display after Yoga classes that were allowed be given in the Meeting House.

d) Establishment of Committee Liaison's as follows:

1. Environmental-Brand (Chair), Boccuzzi (Board Liaison)
2. Communication – DeBisschop (Chair), Olson-Douglas (Board Liaison)
3. Meeting House – DeBisschop (Chair), Lattimer (Board Liaison)
4. Social– R. Bernier (Chair), Onessimo (Board Liaison)
5. Welcome – R. Johnson (Chair), Tracy (Board Liaison)
6. Standards – DeBisschop (Chair), Fitzgerald (Board Liaison)
7. Community Gardens – S. Raupach (Chair), Raupach (Board Liaison)
8. Document – DeBisschop (Chair), Webber (Board Liaison)

11. COMMITTEE REPORTS: The reports of the various Board sanctioned committees were previously provided to Elite and included as part of the Board package received by each member. There was no discussion.

12. EXECUTIVE SESSION: There was a short session held after the close of the regular Board meeting.

13. NEXT BOARD MEETING: Wednesday, February 22, 2017 – 7:00PM

14. ADJOURNED: There being no additional business, it was moved, seconded and unanimously approved that the meeting be adjourned at 8:05PM.