

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: February 27, 2018

STATUS OF THESE MINUTES: Final Revised (04/01/19)

ATTENDANCE:

Directors in Attendance: Sikora, Towers, Palladino, Raupach, Brand, Boccuzzi, Onessimo, Choiniere, Jagadeesan, Lawson

Directors Absent: Webber, Durr

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Raupach called the meeting to order at 7:02 PM.

2. APPROVAL OF THE PRECEDING MINUTES:

After some discussion of the minutes, a motion to accept the minutes was moved by Director Boccuzzi, seconded by Director Towers. Motion to approve preceding Minutes passed unanimously.

3. FINANCIAL REPORT: Director Boccuzzi 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.

The Conservancy	Current Year	(\$3,196.94)
The Village	Current Year	\$6,200.52
The Ridge	Current Year	\$368.66
The Duplex	Current Year	(\$9,433.50)
The Townhome	Current Year	(\$11,432.79)

4. MANAGER'S REPORT:

- a) Inspection Reports: Mr. Kohnle is reviewing insurance claims.
- b) Boundaries Update: Completed in full.
- c) Landscape Projects: Discussion has been tabled till the March meeting.
- d) Document Revision/Updating: All quotes are available for review and

discussion.

- e) Delinquency Process: Mr. Kohnle presented a brief overview of the policy.

5. UNIT OWNERS FORUM

None

UNFINISHED BUSINESS:

- a) **Committee Positions** – Social Committee chair position is still available. Director Onessimo has offered to act as a liaison to the Board for the Social Committee. Within the Standards Committee, Alyce Lacey has resigned her position. Joe Sikora has agreed to fill that position on the Committee. A MOTION from Director Palladino, seconded by Director Towers to accept the position change was passed unanimously. Mr. Kohnle advised that 2 community members are interested in forming a Landscape Committee.
- b) **2019/2020 Community Goals** – the community tag sale date has been confirmed for June 22nd with no current rain date scheduled. See Motion in new business
- c) **Pool** – Director Palladino inquired about the feasibility of removing the pool from the budget process, forming a Pool Committee, and creating fees associated to use. Discussion ensued.

6. NEW BUSINESS:

- a) **Landscaping** - Russo was sold recently to Brightview and Mark Stuspenski resigned. Mr. Kohnle stated that Brightview will honor the Walden Woods contract but was awaiting notice from Brightview directly. It was requested that Mr. Kohnle request a Letter of Assurance from Russo regarding the current contract obligations by Brightview.
- b) **Website**- See page 63 in the Board packet. A new website is not currently budgeted but could be added to the 2020 budget.
- c) **Tag Sale** – A MOTION to accept the June 22nd tag sale date, with no current rain date scheduled, by Director Palladino and seconded by Director Lawson was passed unanimously.
- d) **Director Resignation** – Director Durr has resigned from the Board of Directors and any committee or council positions she held.

- e) Management Services – See page 71 of the Board packet. This refers to the scope of services provided by Elite Property Management. Discussion has been tabled till the March meeting.

7. COMMITTEE REPORTS:

None

8. EXECUTIVE SESSION:

There was a brief Executive Session

9. NEXT BOARD MEETING: Wednesday, March 27th, 2019

ADJOURNED: There being no additional business, the Motion to adjourn by Director Palladino and seconded by Director Raupach was Unanimous at 7:42pm

Respectfully Submitted by,
Robin Daly, Minute Secretary (Non-Member)
Approved by Secretary Marlene Towers (03/12/2019)