

**WALDEN WOODS**  
**BOARD OF DIRECTORS MEETING MINUTES**

**MEETING DATE:** February 28, 2024

**STATUS OF THESE MINUTES:** FINAL

**ATTENDANCE:**

**Directors in Attendance:** Bocuzzi, Jones, Holcomb, Bernier, Devlin, Onessimo, Dostal, Henry, Laliberte, Moffa

**Directors Absent:** Robertson, Yalamanchili

**Elite Property Management Representative:** Chris Kohnle, Property Manager.

**1. CALL TO ORDER:**

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

**2. APPROVAL OF THE PRECEDING MINUTES:** Minutes from the January 24, 2024 BOD Meeting were reviewed. Two typos were pointed out. John motioned to approve the minutes. Gordon seconded the motion. Remaining Board were in favor and approval of minutes. None opposed.

**3. FINANCIAL REPORT:** Financials as of January 31, 2024, were submitted to each Board Member. Ken reviewed the Budget.

The Conservancy current year net income is \$1,922.25

The Village current year net income is \$7,661.66

The Ridge current year net income is \$368.99

The Duplex current year net income is \$(29,718.43)

The Townhome current year net income is \$(20,472.94)

**4. PROPERTY MANAGER'S REPORT**

**a. Summary of Property Manager on-site activity:**

Termites were discovered at the Meeting House. Special termite treatment is needed and will be provided by A&A Pest Control. First application will occur in 10 days and second application will occur in the Spring. This will not interfere with the renovations. The cost to treat is \$2500.

**b. Scheduled Pending Services:**

Snow removal is ongoing with no issues.

Meeting house is still being renovated and will go into March.

The Meeting House Fire Sprinkler work is scheduled for March, once the Meeting House renovations have been complete.

**c. AAI status:**

It has been a busy month with 9 AAI's closing. No new AAI's have been submitted. Currently there are 6 open. Once Spring comes, activity picks up.

**d. Delinquent fees:**

Four units are in collections. Ten units makes up the fees owed to the Association. As of January 31,2023 there was \$27K owed but \$11K is late fees and fines. There is \$2,700 owed for the Duplex Deck Steps. The Developer hasn't paid their Association Fees in January as there was turnover in their office. This has been resolved and the Developer will make current his outstanding fees.

**5. UNIT OWNERS' FORUM** – Unit Owners were given opportunity to address the Board with thoughts and concerns.

**6. UNFINISHED BUSINESS:**

**a. Conservancy Goals/Projects 2024:**

**Pool Fob System** – Horizon Technologies and Environmental Systems Corporation (ESC) submitted Proposals to install a Fob System at the pool. Horizon's Proposal was \$7,513 and ESC was 8,975. It was recommended to move forward with Horizon.

Chris recommended installing the Internet at the Pool so he can have access to the Key Fob and Camera remotely. Monthly cost for the Internet would be approximately \$70-\$80 per month. Cost for Internet comes out of Reserve Expense.

It was also recommended to get a 3 year Warranty on the new System.

Roland motioned to accept Chris's recommendation for Internet and accepting Horizon's Proposal. Gordon seconded the Motion. All were in favor. None opposed and no one abstained.

**b. Butler Contract 2023-2026:**

Contract has been signed by Mr. Butler. Marissa probably will not be back so Patrick will take over as Account Manager.

**c. Tennis Court Repairs and Pickle Ball Conversion**

Has been approved and scheduled for Spring.

Pool Court Resurface & Convert to three Pickle Ball Courts cost is \$37,952

Ball Field Court Refurbished cost is \$18,667

There will be no portable nets. Process of these renovations and conversions are in process. There is to be 50% down payment due. Work will start in May/June weather pending.

There are no issues with our By-Laws regarding the conversion.

**d. Meeting House Renovations**

Still in process and will go into March. Pam Jones gave an update and had some recommendations.

Discussion ensued for additional painting to be done on the trim and the railings. Pam had two painting estimates. One for \$5,000 and another for \$3,000. She was getting a third estimate on March 1, 2024.

Pam also recommended replacing the electrical plates as they now stand out from the new paint. The cost would be \$900. John motioned to accept the \$900 electrical work and \$3,000 for painting. Ken seconded the motion. All were in favor. None opposed.

It was also discussed to have an Open House to show the Community the new changes to the Meeting House and to serve some food. An estimate was given of \$200 for food. Gordon motioned to approve the \$200 and Fred seconded the motion. All were in favor. No one opposed and no one abstained.

**e. Pool Road Refurbished**

Proposal was submitted by Beebe and will be between \$19,000 - \$20,000. This issue will be discussed at next meeting.

**f. Unfinished Business:** No unfinished business to discuss

**7. NEW BUSINESS**

**a. New Business to Discuss**

Insurance Inspector with Greater New York gave a “critical” recommendation to place a sign at the Pond that states NO FISHING. Chris will have Cori revise the Rules Document. Board agreed.

**b. Pond Patio Light Damage**

Lights were broken at the Pond. Chris cleaned it up. Question was raised if they were needed to be replaced. There is plenty of light from the street lights so it was decided not to replace the lights. The holes will be filled where the lights were.

**c. Amenities Survey**

A survey will go out regarding additional Amenities for the Community. It will be kept simple. A list of Amenities will be given and individuals will rate them 0 – 5. Zero for no interest and 5 for strong interest. It was also recommended to run through

the Insurance company to see if there are any issues with anything on the list.

**d. Community Tag Sale**

The Community Tag Sale was scheduled for June 29, 2024. It was discussed about turning off the Sprinkler system during the tag sale.

**8. COMMITTEE REPORTS:**

Included in Board Packet

**9. EXECUTIVE SESSION:**

None

**10. NEXT BOARD MEETING:**

March 27, 2024, at 7:00 PM. The Board will meet via Zoom as the Meeting House is still being renovated.

**11. ADJOURNED:**

Meeting was adjourned at 8:52 pm. John motioned to adjourn the Meeting and Roland seconded the motion.

Respectfully Submitted by,  
Regina Sanchez