BOARD OF DIRECTORS MEETING MINUTES (March 30, 2016)

1. Attending Directors: Lattimer, Onesimo, Tanner, Boccuzzi, Raupach, Tracy, Towers, Olson-Douglas, Nasuta, Coachman-Strickland, O’Donnell, Tracz.
2. Chris Kohnle, Property Manager, representing Elite Management
3. CALL TO ORDER- Vice President Boccuzzi called the meeting to order at 7:03 PM (President Lattimer arrived at 7:43PM and conducted meeting after said time).
4. Approval of the minutes:

A motion was made to change wording on the available garden plots from, “there are currently 2 slots left” to several plots remain. Director Tracy moved to approve the minutes as amended; it was seconded by Director Towers. It was unanimously approved.

1. Financial Report: Director Tracy reviewed the financials year to date. In general, expenses are down and the councils are in good financial standing.
2. MANAGER’S REPORT:
	1. Inspection Reports- Elite summary of field visits and work orders included in Board package.
	2. Cabana Damage – The cabanas down at the pool area were vandalized resulting in a broken window and damage to the door. Elite purchased cameras and a motion detecting light to help deter vandals.
	3. Street lights- Electrician Modeen to quote solar lighting at the main entrance. The town of Windsor does not currently have funding to add additional street lights on the property. Jim Nasuta offered to review the lighting and provide a quote.
3. **UNIT OWNERS FORUM**
	1. Cori Lynn Webber suggested that the board look to add a fixture on the existing lamp pole located at the mail box station on Marble Faun. Jim Nasuta will review the area and provide a recommendation.
	2. Cori Lynn Webber expressed her concern regarding the use and installation of solar panels in Walden Woods. Cori Lynn feels that Walden Woods should not allow solar panels and any installation should be removed.
4. **UNFINISHED BUSINESS**

Boundaries – Many discussions were had regarding the boundaries; Director Tracz requested that the following be added in the minutes for record, "The board discussed whether we should proceed with a $1,500 retainer to Fuss and ONeill to update to the boundary survey to reflect Plan C. Director Tracz suggested that financial impact to each council be estimated and presented for approval by all unit owners before additional expense be incurred toward implementation of Plan C. Director Tracz volunteered to work in a small committee who could estimate this financial impact. Instead, the board voted to proceed with the $1500 retainer, stating that Plan C was already approved by a majority vote of the 2015 board."

 Director Tracy made a motion and was seconded by Director Tanner to move forward and engage surveyor Fuss and O’Neil at a cost of $4,500 to provide new maps. Eleven board members approved of the motion with Director Tracz against. Motion passed.

 Drones – Director Raupach made a motion and was seconded by Director Towers to ban all radio control flying objects in Walden Woods. Director Raupach voted for the motion but eleven board members voted against the motion. Motion failed. A letter will be sent by Elite to the offender on Last Leaf.

1. **NEW BUSINESS**
	1. Duplex meetings - A survey was conducted within the Duplex council as to whether council meetings should be conducted at home owners residence(s) or preferred the meeting house. 17 out of 92 responded and it was concluded by the council that every other meeting would be held at an individual home owner’s residence and the following at the meeting house.
	2. School Bus Parking – New signs will be installed on the Knoll and will read “No Parking” and “Wrong Way.”
2. COMMITTEE REPORTS
	1. The reports of the various Board sanctioned committees was previously provided by Elite and included as part of the Board package and reviewed by each member.
3. ADJOURNED - Director Boccuzzi made a motion and was seconded by Director Nasuta and unanimously approved that the meeting be adjourned at 8:24PM
4. EXECUTIVE SESSION: Board went into Executive Session at 8:26PM

Minutes respectfully submitted by Director Onessimo