

WALDEN WOODS
BOARD OF DIRECTORS MEETING MINUTES

MEETING DATE: November 28, 2018

STATUS OF THESE MINUTES: FINAL REVISED (01/07/19)

ATTENDANCE:

Directors in Attendance: Lattimer, Webber, Towers, Palladino, Tracy, Jagadeesan, Lawson, Onessimo, Boccuzzi, Raupach, Fitzgerald

Directors Absent: Brand

Elite Property Management Representative: Chris Kohnle, Property Manager.

1. CALL TO ORDER:

Director Webber 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 Tracy, seconded by Director Webber. 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	(\$7,898.47)
The Village	Current Year	\$7,129.29
The Ridge	Current Year	(\$2,570.47)
The Duplex	Current Year	(\$8,297.28)
The Townhome	Current Year	\$11,531.84

4. MANAGER'S REPORT:

a) Inspection Reports: Refer to page 16 of the Board packet for details

b) Boundaries Update: Enough agreements were received to move this forward. Mr. Kohnle brought a form for the Board to sign but needs it to be notarized. Mr. Kohnle will connect with Director Lattimer to complete this.

c) 2018 Projects: All planned projects have been completed except installing

the handrail along the meeting house ramp. Standards approved a design and will be completed when weather allows.

- d) 2018 Budget/Reserve Drafts: Mr. Kohnle reviewed the budgets and asked if there were any last minute changes anyone would like to make before final approval and ratification at the annual meeting. There was little discussion and the Board unanimously approved.
- e) Annual Meeting: Our Annual Meeting is scheduled for December 12th. Budgets will be ratified, new Board will take over and proposed rules will be adopted.

5. UNIT OWNERS FORUM

UNFINISHED BUSINESS:

No unfinished business

6. NEW BUSINESS:

- a) Proposed New Rules -
Rule 15.3 was discussed. Director Webber mad a motion to accept the rule as written, Director Lattimer seconded.
Vote followed:
In Favor – Fitzgerald, Towers, Palladino, Raupach, Lawson, Lattemer, Webber
Against – Boccuzzi, Onessimo, Tracy, Jagadeesan
Vote passes – 7-4

Rule 4.14 Dumpsters, Moving/Storage Containers was discussed. Director Tracy made a motion to accept the rule as written, Director Lawson seconded. Board unanimously approved.
- b) Request to join Standards Committee - Alyce Lacey would like to join the Standards Committee. Director Webber made a motion to accept Alyce Lacey to join Standards Committee, Director Towers seconded.
Vote Followed:
In Favor – Boccuzzi, Fitzgerald, Towers, Palladino, Onessimo, Raupach, Lawson, Lattimer, Webber, Jagadeesan
Against – None
Abstain – Tracy
Vote passes – 11-0-1

7. COMMITTEE REPORTS:

8. EXECUTIVE SESSION:

An Executive Session was held directly after the meeting.

9. NEXT BOARD MEETING: Wednesday, January 30th, 2018

ADJOURNED: There being no additional business, the meeting was adjourned.

Respectfully Submitted by,
Robin Daly, Minute Secretary (Non-Member) Final Revision