

Walden Woods Conservancy Inc. – Board of Directors Meeting
Wednesday September 28, 2016
Location: Meeting House
Call to order: 7:02 PM

Property Manager:

Chris Kohnle, CMCA - Elite Property Management - Glastonbury, CT

Directors Present:

John Boccuzzi – VP + Townhome Director + Recording Minutes This Month

Andrew Lattimer – President + Woodmoor Director (Arrived 7:37 PM)

Kathleen Tracy – Treasurer + Duplex Director

Susan Raupach – Townhome Director

Jim Nasuta – Townhome Director

Marlene Towers – Village Director

Patricia Tanner – Village Director

Tracy Tracz – Woodmoor Director

Directors Absent:

Brian Onessimo – Ridge Director

Qiana Coachman – Strickland – Duplex Director

Lynn Olson - Douglas – Duplex Director

Carol O'Donnell – Village Director

Committee Chairs Present:

Ruth Warren – Welcoming Committee

Patricia Murray – Standards Committee

- The meeting was called to order by John Boccuzzi at 7:02 PM. Director Boccuzzi stated that Andrew was running a little late and asked that Director Boccuzzi kick off the meeting.
- Notice of the meeting and agenda was provided to all unit owners.
- A quorum of directors was present.
- The Walden Woods Executive Board Meeting Minutes of August 31, 2016 were reviewed by the directors present. With minor corrections a motion to approve the minutes was made by Director Tracy and seconded by Director Nasuta. The meeting minutes were approved unanimously.

Kathleen Tracy - Treasurer:

- Financials of the Association as of August 31, 2016 were reviewed and discussed. The MDC quarterly water bills were not yet received by EPM and without these it is difficult to ascertain if all councils are still with budget. Total assets of the entire association are presently \$997,313.78.

Chris Kohnle – Managers Report:

- Boundaries Update: Chris stated that Attorney Perlstein is approximately 50% thru his report.

- 2017 Budgets: Chris stated that budget drafts have been included in this month's board package.
- Unit Owner Forum: Comments from the following unit owners were heard. M/M John Weber, Ms. Levine and Ms. Farmer.

Unfinished Business

- 446 PB Solar Panel Issue – Attorney Perlstein is preparing a letter regarding fines and court action as the solar panels have not been removed by Solar City or the unit owner.
- 634 TC House Repair Due To Accidental Fire – Due to the lack of clean up and rebuilding as required by the Walden Woods Declaration. A motion was made by Director Tracz and seconded by Director Towers. The motion states that: A \$25.00 per day fine commencing from August 8, 2016 and ending until unit owner obtains a certificate of occupancy from the Town of Windsor Building Department will be assessed. The motion passed unanimously.

New Business

- Evergreen Tree proposal dated July 11, 2016 in the amount of \$2,325.00 for cleanup of vines and brush by the community pool. A motion to accept the proposal was made by Director Tracey and seconded by Director Boccuzzi. The motion passed unanimously.
- Russo Lawn and Landscape proposal #3229 dated August 8, 2016 in the amount of \$3,722.25 to renew the landscaping in front of the pool entrance by the cabanas. A motion to accept the proposal was made by Director Boccuzzi, seconded by Director Tracy. All directors votes yes with Director Tracz abstaining.

At 8:45 PM a motion to adjourn was made by Director Towers and seconded by Director Nasuta. The motion to adjourn was unanimous.

The board entered into a brief Executive Session.

END