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| Winchester Village 2024 Annual General Meeting |
| 12.17.2024 | Time: 6:30pm – 8:30pm | Location: Zoom |
| Meeting called by | Tom Major |
| Type of meeting | Annual General Meeting  |
| Facilitator | Tom Major |
| Note taker | Donna Drogosh / Judy Dignam |
| Timekeeper |  |
| Board Attendees | Phil Filipovski, Donna Drogosh, JudyDignam, Sandip Sundash/Homeowner attendees: Nancy Major, Mark Grajewski, Neily Wagner, Darlene Polk, Devin Hamlin, Silvia & Stefano Fornara, Ben & Roberta Morgan, Mel & Crystal Gilmer, Robin Richards, Deb Casey |
| Welcome – Purpose of the meeting |
| The regular meeting of the Winchester Village Board of Winchester Village was called to orderat 6:35 PM on December 17, 2024. |
| I. Approval of Agenda / II. Review of Previous Minutes |
| 05 Minutes | All |
| Discussion | The agenda for the meeting was distributed and unanimously approved.The minutes of the previous meeting were reviewed and unanimously approved. |
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| III. Consideration of Open Issues |
| 20 Minutes | Tom Major |
| Discussion | 1. Presentation of current treasury report. |
| The Treasury report as of 12/17/24 was presented and explained. Tom reported as of January 1, 2024 the total of all bank accounts was - $57,472.20Dues & Other Income totaled $23,287.00Expenses ($28,374.11)Total - Increases / (Decreases) ($5,087.11)Total - All Bank Accounts $52,385.09 |

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| IV. Treasurer’s Report and Budget |
| 30 Minutes | Tom Major |
| Discussion |  2. Review 2024 Budget and Expenses |
| Tom explained that there are separate buckets that the Board allocates money to everyyear to fund projects we know will be coming in the future such as; the brick wall onRochester Rd., trimming of the trees on the common property, the maintenance on theRetention pond on Rochester Rd., storm drains, and possible legal expenses.Although we overspent by $(5087.11) we had the money allocated to the specificfunds. Now we need to work on replenishing them. |
| V. Budget Increases |
| 30 Minutes | Tom Major |
| Discussion |  3. Discussion on Proposed Budget for 2025 |
| Tom explained that we calculated a 5% increase across the board for all expenses due toincreasing costs. Everything is getting more expensive and we need to anticipate the increase. Last year we only had the lawn cut 24 times and people complained. The increase in lawn cutting now reflects 26 cuts. |
| VI. Budget Increase Vote |
| 15 Minutes | Tom Major |
| Discussion |  4.Vote on Increased dues for 2025 |
| The Board proposed an increase in the dues to $175.00 to help cover the increasesmentioned above, The increase was approved by all in attendance with 1 recorded no. |
| VII. Election of Officers |
| 15 Minutes | Tom Major |
| Discussion |  5. Vote taken on proposed new officers. |
| Tom announced both he and Phil Filipovski would be vacating their positions on the Boardafter serving for 10 years. The following officers were nominated and elected.President - Donna DrogoshVice President- Devin HamlinTreasurer - Nancy MalakSecretary - Theresa PiepczakMember at Large - Judy DignamMember at Large - Sandip Sundash |
| The meeting was adjourned at 8:30. |