Woodledge Village Community Association, Inc.

Board of Directors Meeting

May 3, 2025

Present was Kevin Kelly, Joe Burke, Sue De Santi, Elliott Smith, Rich Dioguardi, Robin Jacobsen, and Greg Foster was absent

Sue made a motion to accept the April 5th, 2025 minutes as presented and Rich seconded the motion.

Correspondence: Elliott read correspondences Brenda wanted to know if we contacted Stanley Morgan about account rates. Sue said no because we want to keep everything local and have no problem with the Dime Bank. She also was concerned that her husband was not given any financial information because he was not on the deed.

Donna believes last year she brought attention to the Board regarding the drug use occurring on Aspen Court. The owner was contacted and was ok with the road blockage but nothing ever happened. Kevin stated he was informed that the owner changed his mind about his road being blocked. She also sends another correspondence regarding the condition of the house on 36 Chuck Foster Drive. Kevin had already spoke to him and the property is being cleaned up.

Tom submitted 20 plus signatures that want to question the candidates. Kevin made a motion and Elliott seconded this motion to make it June 7th at 9:00 am instead of the regular Board of Directors meeting.

Office manager: Marie needs help with the 2nd mailing for the dues increase on May 7th. Dues increase vote needs to be returned no later than May 23rd. The votes will be counted on May 27th when the Board will meet in an executive session.

Nomination forms are due May 12th and will be mailed out on May 16, 2025 and need to be returned by June 23, 2025 and will be counted at the Annual membership meeting July 5, 2025.

The Reserve study CD will be maturing on May 13, 2025. Kevin and Joe who sign for it will go to Wayne County Bank to discuss options.

All contracts are put on hold until we see if the Dues get increased. The Dues & Care invoices will be mailed out on May 30, 2025 and are to be paid by July 1, 2025. Help for that mailing will be needed.

One lien was paid in full out of the nine placed.

Finances: Sue reported that the Dime bank balances as of April 30, 2025 was Due & Care $32,048.93, Money Market was $37,036.08 of which $7,000.00 is for the Tennis courts, Special Assessment was $51,350.52, Capital improvement was $15,0133.19 and Petty cash was $66.03. The Reserve Study at Wayne County bank was $69,708.65 interest will be posted when it matures on May 13, 2025.

Building & Construction: Kevin stated we have 4 unfinished houses according to the By Laws once construction is started the outside must be finished within 6 months. These are not. He will contact these people before fines are issued.

Kevin made a motion to put a lien on Caruso unfinished house and 13 lots. Robin seconded that motion all voted yes except Elliott who abstained. He will be fined because for the unfinished house because it has a stop work order that is being ignored.

Roads: Kevin said we need to see how much money we have for the roads. Ther are pots he sees as he rides around. Pondersora road is the worst one and the most expenses.

Trees: Elliott and Greg issued one permit.

Lake & Dam: Joe said we receive the contract from Ecological and it is put on hold until we see what happens to the Dues increase. Is proposal this year is for $4,635.00 unless other things need to be done.

Clubhouse: Sue and Robin there is no rentals this month.

Hospitably: Robin & Sue, If the Dues increase does not go through The Annual Picnic will be bring your own food you want to eat and drink along with your paper goods.

Pool: Kevin the cover will be taken off to make sure there is no damage and need to be inspected. The pool opening is also on hold waiting to see the outcome of the Dues increase.

Maintenance: Kevin Things still need to be done.

Unfinished Business: The seconded vote for the Dues will be mailed with the change that the Lots will only be increased $75.00 for this year and next year, the House increase will remain at $150.00 this year and next year.

Elliott made a motion to take the $7000.00, for the Tennis Courts out of the money marked and put it in the general fund. Rich seconded this motion. All voting yes.

Elliott stated he suspended someone on our Facebook page for 3 days because of spreading false information.

Public Comment: There was a request to accept donations for our Beautification fund for the community.