Woodledge Village Community Association, Inc.

Annual Membership Meeting

July 6, 2024

Present were Kevin Kelly, Sue DeSanti, Richard Dioguardi, Brian Armbuster, Elliott Smith, Gregg Foster Absent was Joe Burke.

We had a quorum to hold this meeting between the people present and the proxies.

Motion to accept the minutes from last month’s meeting was made by Brian with the two additions. Elliott made a motion to have the Attorney come to the next meeting, there was no second motion did not carry. The second motion was to have the ballots by email. There was no second, motion did not carry. That would be tabled till Friday’s meeting. These minutes were seconded by Rich.

**Correspondences: Sue -**Received a letter from Laura De Young asking for the pot holes on Birchwood be filled. She wanted to know why cars are parking on the side of the road around the pool area? She continued with this happens every year and sometimes the cars make it difficult to pass by when another car comes. If it’s a handicap situation they should display their plaque.

Kevin will put Birchwood on his list for pot holes. A handicap sign will be posted.

A letter was received by Hans Prell which was not read about his neighbor but he withdrew it.

**Manager – Marie-** There were 270 Ballots mailed out for people in good standing then 4 people in BS paid us so their ballots were mailed out.

We have 61 owners who own 72 lots who are in repository.

We have a total of 362 owners. There are 445 lots in GS, 49 in BS and 72 in Repository = 566.

Mailed out was 301 invoices for Dues & Care. We billed $86,463.85 for Dues and Care.

The 61 owners in repository we will not receive $ 10,401.50.

As of June 30, 2024 we had 135 owners pay $44,268.10.

The 27 BD who are going into the Collection agency we will not get $ 5,821.00 for this year.

Regarding the letter that when out with the Dues & Care invoice stating we want to email the Road Special Assessment. So far out of 185 only with 42 responded which was 25 said no and 17 said yes.

There is a copy of last year’s financial statement ending June 30,2023 from our accountant William Owens CPA.

**Finance and Revenue: Sue** -The Dime bank balance as of June 30, 2024, Due & Care-$ 29,156.28, Money Market-$ 99,532.95 but $ 44,268.10 is pre-paid dues and $7,000.00 TC so MM total is $48,264.85, Special Assessment-$19,122.96, Capital Improvement -$12,362.77, Petty Cash –

$ 113.74 and Reserve Study Account - $69,708.65

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**Roads: Kevin** –Getting estimates for the pot holes. Maybe an asphalt sidewalk by the pool.

**­­­­Building/Construction**: Kevin– There is no houses being built yet.

**Trees: Elliott**- There was 7 tree permits issued for 44 trees to be cut down most were pine trees, there are a lot of dead as trees.

**Clubhouse – Sue**- We have 1 rental this month.

**Hospitality: - Sue**. Today is our annual picnic and our Tricky Tray.

**Pool: Kevin** –Pool is up and running. All the piping was replaced in the basement. The new pool filter was installed and the part for the old filter were replaced. The pine needles are blocking the filters. The pool patio was sanded and painted.

And again, everyone would like to thank Kevin Kelly, Bill Witmer, and Joe Burke for all their time doing the work on the pool and saving us money.

Cathy De Groat said the pool looks great and likes the color the deck was painted.

**Lake/Dam/Marina: Elliott**

The Lake was treated twice. The water testing came back no negative on toxic algae.

Painted # on boats.

**Maintenance- Kevin** – Will finish the windows up probably this week. The BBQ shack needs to be painted. We have the 5 gallons for that Kevin told Tom R.

We have to do the ramp by the tennis courts so we can get the equipment in there. We received a price of $ 15,000.00 for the ramp so we will do it ourselves with volunteers.

Repairs on the Bridge was done. Thank you, Tom and Donna, for painting the Bridge.

Gregg was thanked for the donation of the sand to make the beach.

**Unfinished Business:** We have two plaques, one for Jim Marsh and one for Al Masi, for their years of service on the Board of Directors.

**Election of Board of Directors** There were 6 positions and 11 people running.

A motion was made by Pat L to have the Board stay at 7 members and Tom seconded this motion.

There was a break taken so the membership can count the ballots. The members who are going to count the ballots Carolyn Demato, Denise Lund, Tom Ruchalski, Alan Cooper, Stephen Sooner and Karen Ryan. The candidate observer was Michael Sioufas.

Meeting came back to order. The ballots were counted 4 times because the count was so close.

The results were as follows Kevin Kelly 183, Sue De Santi 166, Joe Burke 164, Gregg Foster 162, Robin Jacobsen 101, Rich Dioguardi 99, Brian Armbruster 93 Mike Bruno 88, Hans Prell 78, Pat Lendener 71 and Brenda Iskson 50

Congratulations to Kevin Kelly, Sue De Santi, Joe Burke, Gregg Foster, Robin Jacobsen and Rich Dioguardi. Brian Armbruster was thanked by the Board for all his years of service to the Community.

**The Board will go into Executive session** to appoint the new executive board, committee people and check signers for the 2024-2025 year.

Meeting was called back to order.

The 2024-2025 Executive Board of Directors are Sue nominated Kevin Kelly-President, and Gregg Foster seconded the motion all in favor. Gregg Foster nominated Joe Burke-Vice President, and Kevin seconded this motion, all in favor. Gregg Foster nominated Sue De Santi-Treasurer, and Kevin seconded this motion, all in favor. Elliott Smith nominated himself for Correspondence Secretary, Gregg Foster seconded this motion all in favor. Sue nominated Gregg Foster- Recording Secretary. And Kevin seconded this motion, all in favor. Members are Richard Dioguardi, and Robin Jacobsen.

All members of the Board are to be on at least two committees and chair at least one.

They answer to the President and the manager answers to the president not the board of Directors.

The check signers will be Kevin Kelly, President, Joe Burke, VP, Sue De Santi, Treasurer Elliott Smith, Correspondence Secretary, Gregg Foster, Recording Secretary.

**Kevin Kelly** **made a motion for the five executive boards listed above to be the check signers and Rich Dioguardi seconded this motion.**

The committees were not appointed at this time.

**New Business**: NONE

**Membership -** The membership is to approve the following: the 2024/2025 budget, road special assessment.

A motion was made by Pat L to accept the 2024/2025 Budget. Tom Ryan seconded that motion. The Road Special Assessment is to make the road loan payments, paving/pot holes, maintain the roads and paying for snowplowing.

A motion was made by Sam W to approve the Road Special Assessment for the 2024/2025 year and Brian seconded this motion.

**Public Comment:** Alan questioned the short-term rentals again. He was informed that we are waiting to see the outcome of the Tink Wig lawsuit.

Alan said we should do a fundraiser or a go fund to replace the outdated playground equipment.

Tom R mentioned about the speedbumps on the bridge. It is unsafe for walkers. The rubber ones are on order. He also wanted to know what the Board of Directors are going to do about the meetings being video taped or zoomed. He was told we will look into it for next month’s meeting.

Kevin made a motion to adjourn and seconded by Sue