

Woodledge Village Community Association, Inc.
Board of Director's Meeting
June 4, 2022

Present were Jim Marsh, Kevin Kelly, Joe Burke, Sue DeSanti, Tom Ryan, and Brian Armbuster. Richard Dioguardi was absent.

Sue made a motion to accept the minutes of last month's meeting, Tom seconded this motion

Correspondences- None

Office Manager: Marie: The board has a copy of the proposed 2022/2023 budget which will be adopted at the Annual membership meeting. The membership will also approve the Road special assessment which there is no increase and the amount of Board members.

The mailing was done for 307 property owners for the Dues & Care, with the Newsletter.

Kevin made a motion for Marie as of June 2nd to start her Monday, Wednesday, Friday and 1st Saturday of the month along with her floater hours/days until September 4th. from 10:00am to 3:00pm. and by appointment. Jim seconded this motion.

Donna Scharff will be trained to replace Marie once the office is all caught up with all the new property transactions and all the permits.

The contract was signed with Princeton Labs to test the pool water.

Finance and Revenue: Sue: The Dime bank balances as of May 31, 2022 were Due & Care- \$57,904.83, Money Market - \$ 61,026.70 Special Assessment- \$ 6,800.89, Capital Improvement - \$ 22,286.70, Reserve Study CD - \$52,051.50 and Petty Cash \$ 82.14.

A motion was made by Sue and seconded by Jim to renew the Reserve Study CD when it matures in July and to deposit \$10,000.00 in that account.

The board also received a copy of the Balance Sheet, Revenue & Expenditure, Profit and Loss Budget vs Actual.

Building and Construction: Jim: Three houses are being built.

Roads: Kevin: Paving will start this week by Warner paving which will be 80% of the roads.

Trees: Tom: Issued a permit. A tree permit application must be completed before and tree approval is given.

Contractors must purchase a yearly permit and a current certificate of insurance.

Lake/Dam and Marina: Jim: Lilly pads/algae was treated on Friday.

The Marina is going to be cleaned up and unregistered boats will be taken off the rack.

Clubhouse: Sue: The Annual membership meeting will be held on Saturday July 2nd followed by the annual picnic.

Hospitality: Sue: There were 5 Welcome baskets delivered. We need 5 more baskets.

Pool: Kevin: The big pool is being repaired we need to find the leak. If all goes well the pool will be opened on Friday, Saturday June 17th

Pool hours will be 10:00 am to 8:00pm

First Aid kit will be in hallway.

Phil will be contacted when to start.

Brenda I wanted to know if the pool could be opened an hours earlier for water exercise class for the community. The Board felt this can be done at 10:00 am when the pool opens.

Maintenance: Kevin: . Thing are getting done. The new gutters will be installed.

The boxes for the packages were ordered.

The plexi glass was ordered for the Bulletin board by the mailboxes and the 2 new ones need to be installed in the Meadows and the Hills.

The new furnace to be installed.

Joe wanted to thank Tom R and Bill W for the good job they did on the back deck.

Kevin will order the paint for the mailboxes.

Unfinished Business: If any member cannot make the membership meeting, please give you proxy to a board member so we can make sure we have a quorum.

After the discussion regarding the property owned by Elliott Smith, Tom Ryan wanted to talk to Elliott regarding extending the parcel. This was put on hold until Tom R talks to Elliott..

New Business: None

Public Comment: David Gouiran was questioning the nomination form. He wants more nominations because he wants to be on the Board and nominate Tom R. He was informed by Kevin that it was posted ate the mailboxes, on our website and our Facebook page with the deadline of April 21, 2022. David felt that a lot of people did not understand that. Tom R stated that if there is 5 opening and 5 people are running there is no election. He was informed that he was correct but if we had more nominations then open positions then we would have an election at the annual meeting. David stated that last year the Board went into Executive session and then came back and said we are the Board, he felt that was not the proper way to do things. He questioned why there was a vacancy and we filled that position with Brian A. It was explained that Brian had put in a nominations form to run in July that is why he was appointed. David said the Board does not listen to the membership who they represent. He had wrong information. He claims at last year's annual meeting the membership ship did not want to vote for the new attorney who was more expenses and the Board did it anyway. That was not true only one person had a concern and it was not more money. Next he questioned Elliott's land and wanted to know why our attorney did not know about this. The Board said they did not know about this until Elliott had the survey done. This was something that was done in the 70's that no one knew about. David also wanted to know why there is no special assessment for the lake. He was informed that we need 66 ¾ of the membership to vote on it to pass. Kevin mentioned that years ago they wanted to raise the dues and was taken to court. The Judge's decision was no and that the Community only has to maintain the roads. David said you cannot raise the dues but you can add on special assessments for the Lake. He also questioned what happens in July if there is no quorum. He was informed that a meeting could not be held and there would have to be one in August. Kevin told Tom R that the Lake by his house has been like that since the 70's. Then

the question of who is an engineer that is saying all this. That is when David told Kevin he is going to be sued and not covered by the Community's insurance.

Motion to adjourn was made by Jim and seconded by Kevin

