

Woodledge Village Community Association, Inc.
Board of Directors Meeting
May 1, 2021

Present were Jim Marsh, Kevin Kelly, Sue DeSanti, Tom Ryan, and Joe Burke. Not present was Kristi Laurensen and Richard Dioguardi

Motion to accept the minutes of the last meeting was made by Kevin, and 2nd by Sue.

Correspondences: - Received an email from Heather Caruso stating they moved out of Woodledge Village, however they gave their boat for Phil Babyak to use and keep down by the lake. After a discussion a motion was made by Kevin to inform them that the boat has to be in Babyak name or removed. Tom seconded this motion. Receive a letter regarding garbage and plastic being burned. A violation warning was sent out and the burning has stopped.

Office Manager: Marie- The Due & Care invoices and Newsletter will be mailed out on June 1. Help is needed the week of May 24.

The Board received a copy of the draft budget for 2021-2022.

The Accountant's contract was signed and mailed out.

The Exterminator contract was signed and mailed out along with the \$450.50 check.

JML was notified that he was awarded the grass cutting contract for the season. He was asked to forward a current copy of his insurance.

Finance and Revenue: Sue - Balance in QuickBooks as of April 30, 2021 which did not include the interest for the month is Due & Care \$ 49,506.03, Money Market \$ 50,921.85, Special Assessment \$ 46,598.20, Capital Improvement \$ 15,180.90, Reserve Study \$ 41,883.98 and the Petty Cash account is \$ 47.06.

Building and Construction: Jim - One house is almost completed.

Roads: Kevin – Met with Warner paving, adjusted the proposal to \$28,701.54 instead of \$32,952.54.

Trees: Tom/ Rich – He had 3 discussions regard down trees with Kelly, Thaxton and Isakson.

Lake and Dam: Joe – He will be contacting Ecological Solutions regarding the treatment of the Dam/ the Dam work to be done and the Updated plan for DEP.

Clubhouse: - Is still not being rented due to Covid 19. Clean up day went well that you all who helped out.

Hospitality: Sue - Jim and Sue along with Joe will be handling the 4th of July picnic if we have it.

Pool: Kevin – If all goes well the pool will open June 19. Waiting for regulations from the CDC. The baby pool will have the valves and pipes changed. Kevin made a motion and Jim seconded the motion to purchase all material needed and rent a machine.

Maintenance: Kevin – Things are getting done. The chimney needs to be pointed for the leaks. The office will be finished and the file room is done. Water filters were ordered. Kevin will install.

Unfinished Business: We are going to have the Annual Picnic on July 3rd after the annual membership meeting. If anyone who would like to join us, due to Covid 19 we ask that you bring your own food and supplies. If anything should change we will post something on our web page woodledgevillage.com and our Facebook page the woodledger's. There are 3 board positions up for reelection 3 are running. Newsletter to be done, waiting for the payments from the advertisers. Slow down signs were ordered and received. The 2 Bulletin cases were ordered and delivered. They will both be installed soon. The recycling barrel will not go out by the mailboxes because people were putting their garbage in it.

New Business: - A violation letter will go out, Phil's job description was up dated with a \$ 25.00 a week raise. An account has to be readjusted regarding the finance charges and late charges. A motion was made by Kevin and seconded by Sue to purchase a new printer for the office.

Public Comment: Deb, Bill were thanked for cleaning the Tennis Courts with John Pallay help. Kevin, Joe, Bill and Larry were thanked for the floor in the file room and the filing cabinets shelf. Clean up Day we thanked Elliot, Magdalene, Frankie and Zack Smith, Linda and Gordon Wells, Tom, Karan and Sean Ryan, Deb & Bill Witmer and Jim Marsh.

Motion to adjourn – Tom, 2nd Sue