

Winfield Commons Condominium

Association

Annual Meeting

Thursday June 22nd at 6:15 pm

Unit Owners Present: 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14 & 15

Absent: 2, 8 & 16

Call meeting to order – Establish Quorum - Cheryl

Secretary's Report – Cheryl

Accept minutes from previous 2022 meeting.

Any owner contact updates? – None provided

Property Manager's Update - Harry

Groundskeeping – Although communication is difficult at times, Harry has agreed to continue working with Mark St. Onge for now. Changing vendors would likely double the current costs and therefore raise monthly association dues significantly. The winter/plowing vendor will remain the same.

Leveling granite steps – Complete

Gutter cleaning needed. Harry is working on possibly looking for a vendor to clean/cover the gutters.

Units 9 & 10 will get new roofs this coming year

Major tree work will be done in the winter as usual to minimize lawn damage

Tree trimming behind units. Please submit potential needs to Harry

Fence repairs needed for all fences

Power washing for units 5&6 (potentially 7&8)

All units – dryer vents will be cleaned

Financial Report – Chuck

Dues will be increased by \$40.00 each quarter – Payment is now \$965.00 per quarter

Balance sheet review completed

Reserve Funds Account review completed

Proposed project expenditures discussed. Covers for the gutters and fence replacement are deferred for next year's budget.

Review final copy of new budget.

Proposal to accept 2023/2024 budget: Linda Green – Seconded: Martha Whitmore. Passed.

Old Business – Cheryl

Harry's work managing the vendors and the property in general was recognized with a gift financed by a collection from the unit owners.

Review any board member nominations – All current board members will remain for the next year.

New Business – Cheryl

238 North St new owner – shared expenses for common entrance

Meeting Adjourned at 7:15 pm