

WOODLYN CROSSING BOARD of DIRECTORS BOARD MEETING

January 15, 2025

Held via Zoom-

Members present: Howard Gottlieb, Tim Handley,
Arthur Krauss, Craig Block, Daniel Johnson,
Managing: Charles Narod & Paul Heljenek
Brad Lare, Esq.,

- ❖ This meeting was held via Zoom and was called to order at 6:28 pm.

The following was discussed in Executive Session:

- Lawsuits & delinquent accounts.
 - Review of the December 2024 "Delinquent List" as prepared by Zinman & Company.
 - Brad Lare provided the Board with his Jan 14, 2024, Brad Lare Legal Report. The Board reviewed all pending litigation with Brad as discussed in Executive Session.
 - The Board reviewed and discussed the aging schedule, which is currently at \$122,763.26 and in December was at \$105,808.45. Dues are next due to be paid in February 2025. The Board encourages all residents to contact the Association office should they have a specific issue with payment and need to make payment arrangements.
 - The Board reviewed and discussed the December 2024 Budget & Balance (dated 12/13/2024) sheets as prepared by Zinman & Co. The Board is requesting an updated December 31, 2024, Balance and Budget sheet.
 - Arthur reviewed and advised the Board on our Investments, RBC statement 12/01/24-12/31/24. Arthur continuously speaks with our Advisor, and all is in order.
- ❖ Co-Manager (CN) to review & discuss:
 - Zoom meeting 01/13/2025 with Howard Gottlieb & Chuck Narod, and council.
 - Start of Budget considerations with Arthur and Mark Ziman.
 - Chuck spoke with Mark Ziman this week regarding planning our Budget for the next Fiscal Year, which begins on March 31, 2025. The Fiscal year begins on April 1, 2025, with a new budget.
 - The Board is considering splitting up the dues payments again, separating reserve funds and dues. Reserve funds can be used for Capital Improvements, and the day-to-day operating expenses would come from the dues payments.
 - The Board discussed the potential need for a dues increase for the upcoming fiscal year budget. It will continue to be evaluated, based on the planning for the budget.

➤ Co-Manager's (PH) Report on Common Grounds:

➤ Pool Parking Lot:

- Blink camera & new signs "This Property Has Video Surveillance".
- New trail cam purchased for this area for concerns of non-compliance of Rules & Regs (i.e. dirt bikes, archery practice, dealer cars, vandalism of Common Grounds, etc.)

➤ Ponds:

- Lower Southampton Township is scheduled to do ice training on our ponds this weekend.
- There is a concern with people walking & riding on ice on the ponds. Paul will continue to monitor.

➤ Pool:

The HOA is pursuing the purchase of additional pool chairs, tables, umbrellas, lounges, etc. Budgeting will need to be added into next Fiscal Year's budget for these additional and/or replacement tables, chairs, umbrellas and loungers. We are waiting for additional pricing to come back.

- We need approximately 5 new tables at \$250 each
- We need numerous new chairs, pricing to be determined.
- We need numerous new umbrellas, at approximately \$180 each.
- We are looking to purchase approximately 6 lounge chairs for the pool, pricing to be determined.
- Actual quantities will need to be determined when additional pricing comes in.

➤ Other Areas:

HOA needs to replace the cluster mailboxes on Woodbridge Courts, North & South. A direct manufacturers replacement is no longer available. We are exploring other manufacturer's offerings. Three replacement boxes should cost between \$7,000 and \$8,000 total.

❖ **As a reminder for residents-Board Elections:**

Election protocols: Any individual (must be an owner and not a renter) wishing to run for a spot on the WCHOA Board will need to have their petition with the required signatures into the WCHOA office by March 31, of year due up. If an individual has submitted a petition for a position on the Board, with the required number of signatures, an election will be held in the end of April 2025 (exact dates and times to be determined later).

➤ Board Seats Tenure:

Tim- 2019 - Seat due up 2029 (was due up 2024 and no petitions submitted)

Howard - 2020 - Seat due up 2025*

Dan Johnson - Seat due up 2026 (Replaced Chuck – 2021-(Resigned 08/2024)

Arthur - 2022 - Seat due up 2027

Craig - 2023 - Seat due up 2028

*Please note: It is suggested that the Board Seat that is due up should be filled with a resident with a financial knowledge/background preferred.

❖ **Adjournment.**

- Tim made a motion to adjourn, Craig Seconded, all in favor. Meeting adjourned at 7:33 pm.