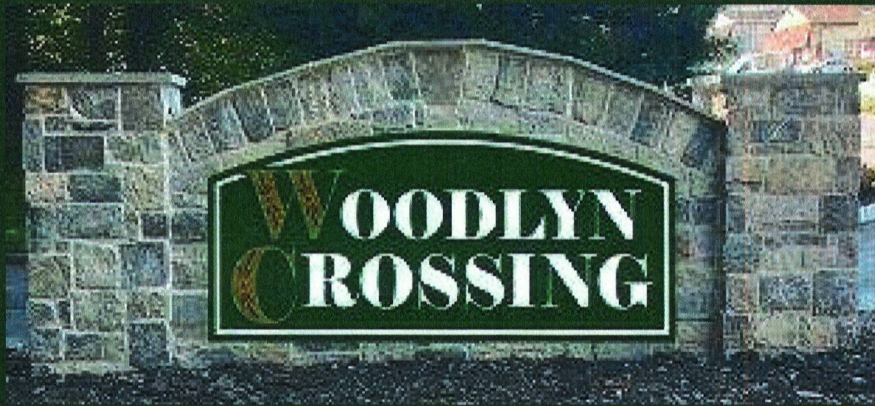




Announcements & June 2026 Board of Directors Meeting Minutes

Some Important Announcements:

Please Watch your Speed

Spring is here, and our children are out riding bikes and playing. Please lower your speed in the community, particularly around the blind curves.

Pool IDs

You can come in for pool IDs during office hours. Special appointments can be made for those who work during our office hours. Remember to bring your state ID and proof of residence. Acceptable documentation includes a driver's license or state ID along with a current utility bill. ***For children, please provide school records or a healthcare bill that show their home address.***

Electronic Payments

Electronic payment services are currently operational. If you experience any issues creating an account, please contact the office via email so we can assist in resolving the problem. Please use this system in lieu of Venmo to pay dues.

Dogs

Please be aware that if you own a dog, and it leaves your property without a leash, nuisance fines will be issued.

Thanks to everyone for their cooperation.

WOODLYN CROSSING BOARD of DIRECTORS

PUBLIC BOARD MEETING

June 25, 2026

Members Attending: Tim Handley, Chuck Narod, Sheryl Kimelman, Brian Stuart, Jason Harmon, Craig Block

Managers Attending: Dan Johnson

In-Person Meeting Called to Order at: 6:22PM

Executive Session:

- The Board conducted a Review of the May 2026 “Delinquent List” as prepared by Zinman & Company.

Review of Lare Law Report:

- The Board discussed legal action on minor accounts approaching the threshold of legal action, as well as continued action on major accounts with Brad Lare, Esq.

Review of the March 2026 Budget & Balance sheets:

- Board reviewed the year to date budget, and beyond some categorization questions for the accounting firm, all is in order.

Review of March 2026 RBC statement:

- RBC Statement was reviewed, all is in order.

Manager's report:

- Spring tree trimming has been performed, as well as an emergency removal of a felled tree blocking the walking entrance to Playwicki Farm from Hunter's Knoll area.
- Our pond maintenance contractor will be addressing the algae bloom in the main pond over the next couple of weeks. The water will be treated and balanced to address the overgrowth.

Review & Discuss:

- Board to revisit paying dues at pool podium – **In an effort to ease confrontation, residents can pay dues balances at pool podium through Venmo, or the new electronic payment system. Last name and address must be written in Venmo's memo section and payment must be shown to lifeguard podium worker to gain admittance. The association won't accept checks or cash for these fees at the podium. The association does not handle cash beyond guest fees and won't accept checks as they ("pool checks") have frequently bounced in the past.**
- Review email from Resident about ball throwing in pool. – **Board is leaving this issue to lifeguard discretion, based on type of ball used, amount of people in the pool, and "roughness of play". The lifeguard staff will be updated on the rule.**
- Discuss the installation of a camera system in/around administration building and pool. – **Board has directed management to shop for and install a 24hr camera system for the administration building and pool facilities, and overflow parking area, due to a number of different issues where footage would have been useful.**

Board Tenures:

- Board Tenures – Review of board members and when seats are up.
(Info from office records).
- o **Chuck Narod - 2032**
- o **Sheryl Kimelman - 2027**
- o **Craig Block – 2028**
- o **Tim Handley - 2029**
- o **Brian Stuart – 2030**
- o **Jason Harmon – 2031**

Closing remarks: None

Adjournment: Tim made a motion to adjourn, Chuck second, meeting adjourned at 7:54

Dues & Quarterly Assessments	Quarterly Dues	Yearly Dues
April 2026 to Present	\$360	\$1,440
April 2024 to March 2026	\$350	\$1,400
April 2023 to March 2024	\$300	\$1,200
April 2021 to March 2023	\$285	\$1,140
April 2016 to March 2021	\$260	\$1,040
April 2010 to March 2016	\$235	\$940
April 2007 to March 2010	\$200.00	\$800
April 2005 to March 2007	\$180.00	\$720
April 2001 to March 2005	\$165.00	\$660