

The Lakes of Woodbridge Condominium Association
Board of Director's Meeting
April 20, 2026 – 4:00 p.m.

Present:

Anita Grivins

Aimee Glassman

Diane Bornhorst

Larry Romyak

Rick Bossee via Zoom

Lindsay Flynn

Stephen Presdorf

Absent: Barbara Murphy

Brian Johnson via Zoom

- I. Call to order at 4:04 p.m
- II. The minutes from the March 24, 2026, meeting were reviewed by the board. Larry made a motion to approve, seconded by Stephen and approved by the board unanimously.
- III. The financials for March, 2026, were reviewed by the board. The owners who are delinquent have been sent Letters, calls and e-mails. The board wants a lien sent for the two owners who are the most behind, along with a letter letting them know that if payment isn't received within 30 days we will begin foreclosure procedures with our attorney. Aimee made a motion to approve the financials, seconded by Anita and approved by the board unanimously.
- IV. Property Management:
 1. The spring walk around has been scheduled for the week of May 4
 2. The mass texting capability is now fully operational.
 3. The resident manual and all forms were e-mailed and mailed to owners on April 17
 4. A drop box was installed on April 6 and was communicated to owners on April 17
 5. PLM will install the fountain in the next two weeks and the state permit was paid
 6. City Bulk Trash pick up will be April 28 – the area has been roped off so owners know where to put their bulk trash.
 7. Window evaluations from Blackberry:
 - 3515 Woodbridge – 4 class A – bedroom (\$2,333); master bedroom (\$2,391); living room (R) (\$1,240) and upstairs bedroom (\$2,061) for a total of \$8,170
 - 3748 Tartan – 2 class A – fireplace L (\$1,432) and fireplace R (\$1,432) for a total of \$3,009
 - Larry made a motion to approve the above class A windows, seconded by Stephen and approved by the board unanimously.
 - 3653 Tartan – quote in process – delayed from supplier
 - 3568 Woodbridge – quote in process – delayed from supplier
 8. The owner of 3654 Tartan has a sliding glass door on order for replacement and is requesting a reimbursement from the association. Since this was not previously approved and the owner is not using the association's contractor, the request was denied by the board.
 9. The maintenance log was reviewed.
- VI. Old Business:
 1. The quote for replacing all of the sign posts by May Family is being updated.
 2. Hi-Tech Electric has submitted a quote for replacing all of the light posts for \$48,798 with black metal posts. Aimee made a motion to approve this quote, seconded by Rick and approved by the board unanimously. Rick will get a quote to add a post between buildings 14 and 15.
 3. The board agreed they want to hold off having S & T plant annual flowers this year. They will look into potentially planting some perennials instead.

VII. New Business:

1. The transition of the insurance policy to Maris Brown is confirmed with a start date of May 1, 2026.
2. The Intent to Sell for 3659 Tartan Circle was approved on 3/9 and is scheduled to close on 4/28.
3. The owner of 7502 Woodbridge requested reimbursement of \$125 for sub-floor damage by his fireplace. This was approved by the board.
4. May Family has been approved to clean the gutters for \$4,050.
5. The owner of 3515 Woodbridge submitted a modification request for landscaping their front beds which was approved by the board unanimously.
6. Stephen said The Moors fees may be increasing by \$5 per quarter as expenses are up for the master association.
7. Rick and Aimee will look into glassed enclosures where updates could be provided for owners onsite.
8. The annual meeting will be held on Monday, May 4 at 6:00 p.m. at the offices of Berkshire Hathaway, 6312 Stadium Drive. The board will meet beforehand at 5:00 p.m.

The next board meeting will be on Monday, May 18 at 4:00 p.m.

There being no further business to come before the board, the meeting was adjourned at 5:25 p.m.

Minutes prepared and submitted by Diane Bornhorst on behalf of the board.

Minutes Approved 5/18/26