

The Lakes of Woodbridge Condominium Association
Board of Director's Meeting
May 18, 2026 – 4:00 p.m.

Present:

Barbara Murphy

Aimee Glassman

Diane Bornhorst

Stephen Presdorf

Rick Bossee

Lindsay Flynn

Absent: Anita Grivins

Absent: Brian Johnson

- I. Call to order at 4:04 p.m
- II. The minutes from the April 20, 2026, meeting were reviewed by the board. Stephen made a motion to approve, seconded by Rick and approved by the board unanimously.
- III. The financials for April, 2026, were reviewed by the board. Aimee made a motion to approve the financials, seconded by Stephen and approved by the board unanimously.

Aimee said she spoke with Edward Jones about investing some of the association's funds to make higher interest. Anita will work on this when she returns.

The delinquent list was reviewed. There were two liens filed. One owner paid most of their balance. The other will be turned over to the attorney on June 4 to start the foreclosure process if payment has not been received.

IV. Property Management:

1. The insurance deductible was discussed and the board requested that Lindsay get more clarification from the insurance company regarding when the 1% deductible would apply.
2. The maintenance log was reviewed.
3. Window evaluations from Blackberry:
 - 3653 Tartan Circle – 3 Class A – bathroom (\$1,402), living room (\$3,002) and entry (\$1,588) for a total of \$6,137
 - 3654 Tartan Circle – 2 Class A – patio slider L (\$2,836) and patio slider R (\$2,836) for a total of \$5,817
 - 3588 Woodbridge – 4 Class A – patio slider L & M (\$7,399) and patio slider R (\$2,951) for a total of \$10,495. *Aimee & Rick confirmed after the meeting that there are indeed four sliding doors at this property.
 - Aimee made a motion to approve all of the above window replacements, seconded by Barb and approved by the board unanimously.

V. Old Business:

1. Rick Project Updates:
 - The sign posts will start being replaced by June 1 by May Family
 - Hi-Tech should complete replacing the light posts by June 30
 - The fountains will be adjusted by May 31
 - 3470 Woodbridge has drainage issues – work will be done by May 31
 - Lower lake pump issues – working on the controls
2. The board discussed the landscaping plan for \$28,325 which is for the front and side yards only – it does not include back yards. Barb will request a plan and quote for back yards for the board to review. The board would also like to see a plan and quote for perennials where the annual plants have normally been planted each year. The board will review all of the landscaping plans once all quotes are received.
3. There are two properties that are pending and Intent to Sell's have been requested.

VII. New Business;

1. The owner of 3490 Woodbridge submitted an e-mail regarding several maintenance issues. Aimee and Rick will check each of the items listed and will get back with Lindsay so she can respond.
2. The owner of 7655 Blackmar submitted a modification request to install LVP in their living room and hallway. This is a lower level so the request was approved as long as their May fees have been paid. The owner will be notified that the contractor cannot use the dumpster for any materials – they must be taken off site.
3. The board elected their officers as follows:
 - President – Aimee Glassman
 - Vice President – Rick Bossee
 - Treasurer – Anita Grivins
 - Secretary – Stephen Presdorf
4. Board member Brian Johnson has sold his condo and he will be submitting his resignation effective June 12.

The next several board meetings will be on June 22 and July 27 at 9:00 a.m. and August 26 at 4:00 p.m.

There being no further business to come before the board, the meeting was adjourned at 5:08 p.m.

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

Minutes Approved 5/18/26