

Lakes of Woodbridge

Annual Association Meeting

April 17, 2023

Call to order by President Marcia Gaskell at 7:00PM
Sheila Mowry was present as 633 Group property manager.

Board Members Introduced: Larry, Romyak (Treasurer), Stephen Presdorf (Director), Barbara Murphy-Sanders (Secretary), Aimee Glassman (Director), Rich Edwards (VP) was absent

Minutes were approved as distributed.

Ballots were collected and counted. Stephen Presdorf (Director), Barbara Murphy-Sanders (Secretary) and Aimee Glassman were elected for a 2 year term, Rich Edwards is retiring.

Presidents Report

Street Light tops were replaced this year, with much better lighting ability.

The three-year building and siding cleaning were completed last year.

Siding repair, raising sidewalks and tree trimming continued this year.

Because of Bird Flu we will not have a goose roundup again this year. They will continue to remove nests and eggs.

We had a vote on locking mailboxes, but did not have a 2/3's approval vote, so, we will not replace mailboxes at this time.

Windows are continuing to be replaced once inspected and deemed structurally unsound and as budget allows.

Owners are asked to make sure their workpeople or guests to do park on the grass. When sprinklers' heads are damaged it is an expensive repair.

Barbara Murphy-Sanders explained how because of insurance liability we could not have volunteers to do minor landscaping projects. But residents are encouraged to pick weeds and other minor things around their condo. We asked that if they are interested in more extensive landscaping, please check first with the board.

Budget

Larry Romyak gave a detailed description of both last year's budget and this year's proposed budget. Particularly explaining how we are dealing with the increase in windows that are failing. Also explaining how we are planning for the future.

Question

Mailboxes were addressed as we still have people going through our mailboxes. As the prior vote was taken and less than 2/3's was willing to have an assessment, this is tabled. We can revisit this in the future. It was suggested that we offer to get mail for those who have physical disabilities. Let's be neighborly.

After last year's asphalt patch/crack repair, we again have potholes. Can they be repaired. The board will check on this.

There are also holes on Moorsbridge road, that are not in our control. Get update from Moors annual meeting.

In the spring walk around the board will look for issues that need addressing.

Quite a bit of questions on the windows. The board is trying to do their due diligence in this matter. Aimee Glassman has volunteered to get additional estimates and keep the residents up to date on the progress the board is making.

When work orders are completed, how can the owner know and is it to the owner's satisfaction. The board will take up this question at our next meeting.

Meeting adjourned at 8:25pm

Minutes respectfully submitted by
Barbara Murphy-Sanders