

Lakes of Woodbridge Association Board Meeting Minutes – 2024



July 24, 2024

The meeting was called to order at 9:00 a.m.

Board Members present: Larry Romyak, Aimee Glassman, Steve Presdorf, Brian Johnson, Rick Bosse, and Sheila Mowry/633 Group. Absent: Barbara Murphy-Sanders

Minutes were approved as presented.

Financial Report for period

There was no financial report at this time. Once a financial statement for June has been submitted, a financial report will be provided.

Management Report/Old Business

- Sheila presented her report which included phone calls and work orders. Questions and comments were addressed.
- Currently there are five condominiums listed for sale and two have been sold.

Old Business

- Currently, there is no Old Business.

New Business

- An important part of a condominium community is consistency in the exterior appearance. Although for many years the Association has asked residents to either have all the window screens in or all of them out for appearance purposes. This has recently come into question. Therefore, the Board will be drafting a resolution on this matter.
- Estimates for window replacements totaling 54,281 were approved.
- There have been several reports of water issues this year. The majority is due to the lack of gutters. As a preventative measure, the Board will require gutters to be installed on the front and back of units. The installation will include gutters, gutter screens, downspouts and a bubbler. The cost is a resident responsibility. The Association's preferred contractor will be required to do the work to be certain they are consistent. The Board will draft a resolution to have gutters installed.
- The Butterfly Waystation sign is approved. The sign is to be no taller than 16" off the ground (to the top of the sign).
- House Bill 5028 "homeowners energy policy bill." The Moors of Portage Board are working on guidelines. This does not pertain to connecting roofs. We will review when they are complete, and make any additions, changes and modifications that pertain to our community.
- We are waiting to hear back from the insurance company regarding the roofs.

Next meeting is set for August 21, 2024, at 3:30 pm
The meeting was adjourned at 10:40 a.m.

Respectfully submitted,
Sheila Mowry