

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
February 20, 2010
Clubhouse 9:00 AM**

8:00 a.m. Executive Session:

The Board of Directors Present: Barry McConnell-President-Maintenance Manger, Neil Adam-Treasurer, Juanita Rucker-Member-at-Large, Jay Fluet, Member-at-Large, Boris Lipkind-Vice President.

Executive session

Association personnel matters, and/or other association legal matters, discussed in executive session are not recorded in the minutes. The motions or actions taken with respect to these matters is as follows:

Motion made by Mr. Boris Lipkind to terminate CAMS management contract. Motion not seconded, motion failed due to lack of a second.

Motion made by Jay Fluet "To remove Boris Lipkind from the office of Vice President of the Association" (in accordance with Article V; 3 of the Associations By Laws: Removal of Officers by Board). The motion was seconded by Juanita Rucker and passed by a vote of 4 in favor to 1 vote opposed. With Mr. Lipkind's casting the only vote opposed to this motion.

1. CALL TO ORDER

Barry McConnell-President called the meeting to order at 9:05 AM. Nine homeowners in attendance and one renter totaling ten in attendance.

2. ROLL CALL

Board members present: Barry McConnell-President-Maintenance Manager, Pansy Moore (officer) -Secretary, Managing Agent, Neil Adam-Treasurer, Jay Fluet, At-Large, Juanita Rucker-At-Large; Boris Lipkind-At-Large.

3. NOTICE

Homeowners were informally notified of the Board meeting and notices were posted on all mail kiosks and at each of the five entrances to the community. Website did not have meeting posted this month.

4. DETERMINATION OF A QUORUM

A quorum was present.

5. READING AND APPROVAL OF MINUTES

Reading of the Minutes waived, four votes to waive, one abstention-Lipkind. January minutes approved.

6. HOMEOWNERS FORUM

1) #453 Volunteered to participate on the Revitalization Committee. He wants to know how things are done.

2) #398 Commented on the improvements to the clubhouse and compliments the Board on continuing to upgrade the community.

3) #136 Renter stated that when there was ice in the parking lot it was difficult to walk. Response by maintenance manager McConnell was that when ice forms in shadowed areas it is difficult to plow. The parking areas are plowed when there is 2 inches of snow or more.

4) Board member asked about playground area. Response was that it did not make the priority list for capital projects 2010. Additionally, the funds slated for the playground area were unexpectedly used for compliance with the called made to the fire dept regarding the clubhouse as a fire hazard.

7. UNFINISHED BUSINESS

7.1 Open House – March 20, 2010 the Open House will take the place of the standard monthly meeting. Flyers have been posted inviting the community to come and talk with contractors and other vendors and meet their neighbors.

A continental breakfast will be served looking forward to seeing folks there.

7.2 HVAC Update – The main boiler will under repair this spring/summer for retubing. This repair will result in extending the life of the main boiler as our primary source for heating and cooling. Currently our back up boiler system is heating the community.

7.3 Clubhouse Update – New floor, restrooms, sprinkler system, strobe lights and alarm pulls, fire extinguishers and exit signage complete. Approximate cost of repairs is \$65,000.

8. NEW BUSINESS

8.1 None

9. REPORT FROM ASSOCIATION MONITORING SERVICE - WACKENHUT

9.1 Jackey Alderman – Handout (attached).

10. REPORT FROM MANAGEMENT/COMMITTEES

10.1 Committee Reports –

By Laws- A proposal will be submitted to the Board requesting that the committee review regulations, declarations and by laws. A meeting has been set for March 2010.

Grounds – Taylor, chair reiterated that the committee’s purpose is to walk the grounds and document violations. This group is composed of owners who are dedicated to ensuring the health, safety, and quality of life in Woodstream continue to increase. They are not aware of the occupants of the units only the violations occurring within the common areas. They take pictures on their own or at the request of the board and management company. They have done a fantastic job of assisting with enforcement of the covenants.

Election - Fluet, chair, requested the first meeting be held on Wednesday, March 3, 2010 at the clubhouse. The Board president stated that he would provide some new regulations regarding elections to the chair.

Financial and Revitalization – No activity at this time.

10.2


Treasurer- Adam provided the monthly overview of the financials. The Association continues to remain financially secure. Review the Balance Sheet on the website.

11. ADJOURNMENT

Adjournment was at 10:00 A.M.

12. NEXT MEETING

April 17, 2010, 9:00 a.m. Clubhouse (MARCH MEETING REPLACED BY OPEN HOUSE)


Respectfully Submitted, Secretary, Pansy E. Moore