

**Woodstream Condominium Association, Inc.**  
Board of Directors Meeting Minutes  
March 20, 2024 at 6:00 PM  
Via Zoom

**Board members present:** Tom Payn, Paul Gremse, Ashraf Saad, David Minary and Nick Pryor

**CPMG Staff:** Debra Vickrey, AMS, PCAM - Association Manager

Meeting called to order at 6:00 PM by Tom Payn. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

**Approval of Board Meeting Minutes:** January 17, 2024

- **Motion** to approve the minutes as presented was made by Tom Payn, seconded by David Minary and passed unanimously.

**President's Report:** Tom Payn

- Tom spoke about the ongoing projects including continued replacement/repairs of the staircases, the five roofs underway, and the final walk to determine any additional lighting needs.
- He expressed to the homeowners that the insurance renewal rate is still unknown, but expected to be significant.
- There was discussion that the chiller system is currently being evaluated and repaired well before the summer heat.

**Manager's Report:**

- Debra gave a summary of activities.
- She gave a report related to the insurance claim for the burst pipes during the recent cold weather.
- Debra summarized the two new policies recommended by the HOA attorney.

**Contracts:** None

**Financials/Legal:**

- **Motion** to accept the January - February financials, as presented by Mayez Haider, subject to audit was made by Tom Payn, seconded by Paul Gremse and passed unanimously.

**Discussion Items:**

- **Motion** to adopt the Social Media Policy was made by Tom Payn, seconded by Ashraf Saad and passed unanimously.
- **Motion** to adopt the Data Protection Policy was made by Tom Payn, seconded by Ashraf Saad and passed unanimously.

