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.

Architectural Requests:

Motion to approve the architectural request from unit 195 to replace the front door was made by Nick Pryor, seconded by David Minary and passed unanimously with the condition they return the unit numbers to the door.

Correspondences: None

Homeowner Forum: 17 attendees

- There was discussion about the leaking roofs and the timeline for repairs.
- Maintenance and covenant violation issues were brought to the attention of the Board and management.

Adjournment: 6:43 PM

Executive Session: Meeting called to order at 6:50 PM. All board members, Mayez Haider, and Debra Vickrey were present. Quorum established.

Topic violation fines

Adjournment: 7:15 PM

Board actions between meetings:

- ➤ The Board approved the Escobar Lawn Services 2024 landscaping contract in the amount of \$22,700.
- The Board approved the 2024-2025 Assured Partner insurance renewal in the amount of \$744,214.

Minutes approved:

President

homas m fayer 5-16-2024

Date