

Woodstream Condominium Association, Inc.
Board of Directors Meeting Minutes
May 15, 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: March 20, 2024

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

President's Report: Tom Payn

- Tom reported that since the pipe burst issue in January maintenance has been working on preventive measures including insulating pipes in the crawlspace. He suggested the use of space heaters in the units might be helpful when the temperature drops so dramatically.
- He summarized the work on the staircases with 11 being replaced, and 10 repaired with another phase being bid for more repairs.
- The update on the chiller was it is currently being repaired and within a week will be tested.
- Tom mentioned the ongoing vandalism increasing in the laundry rooms even with the installation of cameras. He asked that owners report any suspicious behavior to management.
- It was reported that 6 roofs have been recoated, and the Board is discussing a process to evaluate the remaining roofs.

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 reported that the recent insurance renewal came in under budget, even though it was a 15% increase in premiums.

Contracts: None

Financials/Legal:

- **Motion** to accept the March - April financials, as presented by Mayez Haider, subject to audit was made by Tom Payn, seconded by Ashraf Saad and passed unanimously.

Discussion Items:

- Board Member Nick Pryor provided an update on the recent camera installations, including a recent incident that was captured on camera resulting in an eviction. The Board agreed to continue installing additional cameras, and are discussing possible monitoring services.
- Board Member Nick Pryor presented a newly revised parking lease agreement, and an enforcement plan to encourage leasing of parking spaces.

Architectural Requests: None

Correspondences: None

Homeowner Forum: 19 attendees

- There was a request to install a basketball hoop above the garage. Tom responded there is concern for the residents that overlook the garage and how that activity would affect them.
- Many owners responded with support to continue adding cameras and possible monitoring.
- A suggestion was made to open up the parking spaces currently available for leasing if they are not leased within the next year.

Adjournment: 6:56PM

Executive Session: Meeting called to order at 7:00 PM. All board members, Mayez Haider, and Debra Vickrey were present. Quorum established.

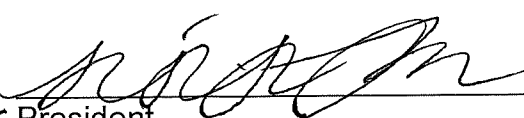
- Topic violation fines

Adjournment: 7:20 PM

Board actions between meetings:

- The Board approved the architectural request from R290 to replace the patio door.
- The Board approved the WDR Construction proposal in the amount of \$177,502.92 for abatement for 11 units due to flooding in the January 2024 weather event.
- The Board approved the WDR Construction proposal in the amount of \$44,711.28 for reconstruction in unit N200.
- The Board approved the WDR Construction proposal in the amount of \$15,568.36 for abatement in unit N200.
- The Board approved the Griffin Group 2024 tax/audit proposal in the amount of \$3,850.

Minutes approved:


Vice-President _____ Date 7/22/2024