

Woodstream Condominium Association, Inc.
Board of Directors Meeting Minutes
July 19, 2023 at 6:00 PM
Via Zoom

Board members present: Tom Payn, President, Paul Gremse, Ashraf Saad and David Minary

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

Meeting called to order at 6:08 PM by Tom Payn. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

Approval of Board Meeting Minutes: May 17, 2023

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

President's Report: Tom Payn

- Tom summarized the activities regarding the efforts to repair the chiller. He spoke about the options, for repair or replacement and the related costs. He announced the Board had just agreed to rent a chiller for the remaining summer months.
- There was a summary of the options the Board is discussing for the replacement of the HVAC system, including the possible need for re-piping.

Manager's Report:

- Debra gave a summary of activities.
- She provided a status update on the lighting project which is close to being completed.
- Debra said that both the staircase replacements and the tree trimming proposals were expected soon.

Contracts: None

Financials/Legal:

- **Motion** to accept the May- June 2023 financials, as presented by Mayez Haider, subject to audit was made by Tom Payn, seconded by David Minary and passed unanimously.

Discussion Items:

- Discussion continued regarding the chiller and the HVAC system.

Architectural Requests: None

Correspondences: None

Homeowner Forum: 22 attendees

- Maintenance items were brought to the attention of the Board and CPMG.
- Requests for some attention to the curb appeal and the landscaping was made.
- There were questions about the timing for completion of the camera installations, specifically the garage area.
- Frustrations were expressed about the frequent water outages and pipe breaks.
- Some owners reported circuits tripping when they ran their own window air conditioners.
- Owners were pleased with the new lighting installations.

Adjournment: 7:10 PM

Board actions between meetings:

- The Board approved the CP&M proposal in the amount of \$205,200 to replace 10 priority staircases.
- The Board approved the Chiller Systems proposal in the amount of \$54,247 for chiller repairs.
- The Board approved the R&A Enterprises proposal in the amount of \$6,915.60 to bore electrical lines to a lightpole.

Minutes approved:

 9-12-2023
President Date