

# **Windsor Place at Berkshire Lakes, a Condominium**

## **Board of Directors' Annual Meeting Minutes**

### **Wednesday, February 8<sup>th</sup>, 2017**

#### **CALL MEETING TO ORDER**

Meeting was called to order at 7:10pm.

#### **ESTABLISH QUORUM**

A quorum was established with Walter Sanford, Susan Todaro, Tim Donnery, Sid Fiskens and Brad Phelps from Anchor to handle voting process.

Notice was posted within Statute requirements.

#### **REVIEW OF PRIOR MEETING MINUTES**

Pat Kelly made a motion to dispense with the reading of the 2016 minutes as they had been sent to homeowners previously. Diane Hamilton seconded and motion carried.

#### **OLD BUSINESS**

Nothing to report

#### **NEW BUSINESS**

##### **Windsor Updates**

Nothing to Report

##### **BLMA/Master Update(s)**

Nothing to Report

##### **Activity & Entertainment Report**

Reminder on Valentine's Day brunch on Feb 12<sup>th</sup>, 2017

##### **Compliance Committee Report**

Sid talked about getting our budget under control and our need to change our bylaws so that rules can be enforced.

##### **Financial Report**

Susan Todaro reported that we had \$458,804 income, \$419,213 expenses with a profit of \$39,591 for December 2016 YTD.

##### **Other New Business**

Walter thanked the social committee for all their help, in addition, Dee Cusick for the Windsor Times, Sid for his donation of new pool furniture and fans, Dominick for his painting and maintenance help, and all the owners that helped with Christmas decorations. He is retiring and mentioned that it was a privilege to be on the Board.

##### **Voting**

Brad reported that the 3 items to be voted on passed favorably. Since there were 7 nominations for the Board, the ballots to pick 5 were counted by Brad and some volunteers from the owners in attendance. The 5 new board members voted in are Tim Donnery, Sidney Fiskens, Susan Todaro, Bill McGreal, and Jim Yamartino.

**ADJOURNMENT** – With no other business left the meeting adjourned.