

Windsor Place at Berkshire Lakes, a Condominium

Board of Directors' Meeting Minutes

Wednesday, March 8th, 2017

CALL MEETING TO ORDER

Meeting was called to order at 7pm.

ESTABLISH QUORUM

A quorum was established with Tim Donnery, Susan Todaro, Bill McGreal, Sid Fisken, Jim Yamartino and Brad Phelps from Anchor.

Notice was posted within Statute requirements.

INTRODUCTION OF NEW DIRECTOR

Tim Donnery, President introduced the other directors, Bill McGreal (Vice President), Susan Todaro (Secretary/Treasurer), Sid Fisken (Director at Large), Jim Yamartino (Director at Large)

REVIEW OF PRIOR MEETING MINUTES

Susan made a motion to accept the February 2017 minutes as presented. Bill seconded and motion carried.

OLD BUSINESS

None

NEW BUSINESS

Audit

After a discussion as to whether it was worth spending \$5,000 for an audit, and Sid offered to pay for it, Tim made a motion to have an audit. Bill seconded, motion carried.

Cocoa plum Hedge (eastern property)

Offer by Green Acres to do the work for \$1,500 being split 60/40 with Berkshire Landings (\$900 Windsor Place, \$600 Berkshire Landings) was made. Tim made the motion to accept, Bill seconded, motion carried.

Confirmation of Committees and Volunteers (see second page)

- 1) Bulk Communications, 2019 renewal- needs to be researched
- 2) Document Rewrite, 1 year. \$3,000-\$5,000 legal bill
- 3) Finance & Budgeting
- 4) Landscaping & Grounds, Tim wants to look at getting a new pool cleaning service. Green Acres quoted 6,284 for some of our proposed ideas.
- 5) Social Events upcoming event is chicken and rib dinner on March 19th.
- 6) Website, needs updating

OWNER COMMENTS- Cathy Mullineaux and her family have been harassed by their downstairs new neighbor since December 2016. Examples are pounding on the ceiling, calling the police on them for making noise which apparently is not true, not much can be done other than getting a restraining order.

ADJOURNMENT - The meeting adjourned at 9:00pm