

Windsor Place at Berkshire Lakes, a Condominium

Board of Directors' Meeting Minutes

Wednesday, April 12th, 2017

CALL MEETING TO ORDER

Meeting was called to order at 7:01pm.

ESTABLISH QUORUM

A quorum was established with Tim Donnery, Susan Todaro, Bill McGreal, Sid Fisken, Jim Yamartino and Brad Phelps and Elise Chinn 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

Bill made a motion to accept the March 2017 minutes as presented. Sid seconded and motion carried.

OLD BUSINESS

None

NEW BUSINESS

Audit

Bill made a motion of reconsideration of approval of independent audit, Sid seconded and the 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.

Cable/Bulk Communications Committee

Bill informed us that they are in the process of review of docs. They will have updates that are more concrete in November.

Activity & Entertainment Committee

Sue made a recommendation for a casual pizza party.

Finance Report

Jim reported that the board will be looking at changing the deductible in April

Landscaping Committee Report

Joe mentioned that Elias Brothers had damaged shrubbery and association would like to be reimbursed.

Tim made a motion to spend up to \$2,000 to spend on replace old drainage with new drainage. Jim seconded and the motion carried

Tim made a motion to spend up to \$2,500 for new plantings and sod. Jim seconded and the motion carried.

Document Rewrite Committee

Was tabled

Web Site Committee

Jim made a motion to change website providers to Weebly at a cost of \$144.00 Sid seconded and the motion carried.

OWNER COMMENTS-

ADJOURNMENT - The meeting adjourned at