

Woodlands Winding Brook HOA

Called Board meeting October 25, 2017

The meeting was called to order at McAlister's Deli by Cindy Johnson at 6:30 pm. Board members present: Cindy Johnson, President; Elizabeth Starr, Secretary; Cathy Brown, Treasurer; and Linda Blair, At-Large. Jeanette Clausen, Vice President, was absent. No homeowners were present.

The purpose of the special called meeting was to deal with a bathroom repair for 2303 necessitated by a previous roof leak, and to consider a request for a yard fence for 2366.

Fence project for 2366. The Board examined the proposal for 20 feet of shadowbox privacy fencing (between 2368 and 2366) and picket fencing along the rear of the yard space, matching with the fencing already existing behind 2364.

Elizabeth moved, seconded by Cindy, to approve the fencing project for 2366. This was unanimously approved, with Cathy abstaining.

Bathroom repair bids for 2303. The Board had received 3 bids for the bathroom repairs, ranging widely in both price and scope of the project (from a high of over \$4K to a low of \$650). During the discussion, the consensus seemed to be that the most expensive bid proposed a rather extensive bathroom remodel, going beyond what was needed to simply cure the water damage to the ceiling. There was concern that the least expensive bid might not adequately discover and address all possible mold damage in the ceiling. The middle bid proposed completely removing and replacing the damaged ceiling and insulation.

Elizabeth moved, seconded by Cathy, that we accept the bid from Drew Antilla to remove and repair the damaged bathroom ceiling and insulation in 2303 for \$2050. This was approved unanimously.

The next regularly scheduled meeting will be November 9 at the Monroe County Public Library.

The meeting was adjourned at 6:50 pm.

Respectfully submitted,

Elizabeth Starr,
Secretary, Woodlands Winding Brook HOA