

WILDWOOD COURT CONDO ASSOCIATION

Minutes of June 7, 2020 Annual Meeting

Attending: Eileen Buckowski (Unit C), Gwendolyn Greene and Ousmane Power Greene (Unit E), Ann LaPointe (Unit H), Liz Rajam (Unit F), Skip Soper (Unit I), Virginia Van Scoy and Emma Van Scoy (Unit D).

Those in attendance agreed unanimously that Skip would chair the meeting. Virginia reported that those unit owners not in attendance had each sent an email indicative of their vote either for or against the proposed amendment. Those in attendance confirmed receipt of notice of meeting via mailbox and/or email. The minutes from the last meeting in December 2019 were distributed, read and approved. Liz Rajam, Treasurer, presented a financial report that covered income and expenses thus far this year. Some unit owners at the meeting expressed interest in seeing a summary of the financial report for 2019, and Virginia volunteered to send copies of that summary via email and/or mailbox. There are no current committees, so no committee reports were presented.

Skip opened discussion regarding election of officers for the coming year. The current officers all agreed to continue in their positions for another year, given the absence of any interested volunteers.

Unfinished business:

Those present confirmed they had read the proposed amendment to the bylaws regarding the nature of the association's insurance coverage, a copy of which had been included with notice of today's meeting. No one at the meeting felt a need for further discussion, and there was unanimous consent among those present to adopt the amendment. Dan Franklin (Unit A), along with Rowland and Eileen Aertker (Unit B), sent emails to Virginia Van Scoy, Clerk, stating their support of the amendment. Nancy Smith (Unit G) sent an email expressing her opposition to the amendment. Skip Soper will sign and notarize a document that describes the amendment and the majority vote in favor of it. He will then pass this on to Roger Lipton, the association attorney, who will file it in the Registry of Deeds. Skip will then send our current insurer a copy of the new bylaws, which will now be aligned with the policy we have been carrying.

New business:

Skip announced that the board is beginning to explore options regarding the hiring of a property management company, which can assist in managing records, preparing financial and other reports, scheduling and overseeing property maintenance, and helping with the development of a long term plan. Preliminary information gathering has indicated that this may be more cost effective than our current arrangement.

In line with these concerns, Virginia read Dan Franklin's email in which he supported the idea of exploring this option and specifically urged the board to discuss planning for capital improvement projects such as regrading and resurfacing the parking lot, sidewalk repair or replacement, and evaluate landscaping needs. He noted that the shrubs in front of Units A-C are overgrown and that there is a small "sink hole" behind these units.

Several unit owners expressed concern that the level of mosquito activity has been inhibiting use of their patio areas. Gwen mentioned that last year the town took some measures to reduce the mosquito population in the wetlands on and adjacent to our property. She indicated that she would follow up to see if there are plans to do so again this year. Eileen asked if our lawn maintenance crew could cut back some of the plant life that currently borders our lawn. She volunteered to work with Gwen to investigate insect solutions. Emma shared information on an environmentally friendly product that can be placed in wet areas to kill off mosquito larvae.

A move was made to adjourn the meeting.

Respectfully submitted,

Virginia Van Scoy, Clerk