

Woodledge Village Community Association, Inc.  
Board Meeting  
August 6, 2016

Present were Al Masi, Sue DeSanti, Caroline Lodewyks, Kristi Laurensen, Kevin Kelly, Richard Dioguardi, and Cathy De Groat. Joe Mulvey and Jim Marsh was absent.

Motion to accept minutes – Al, 2<sup>nd</sup> Caroline.

**Finance and Revenue: Marie Ribeiro** Dime Bank balances as of July 31, 2016 were Due & Care- \$ 97,581.08, Money Market - \$ 15,697.33, Special Assessment- \$ 8,033.72, Capital Improvement –\$ 18,87.70 Pool – \$ 197.78 Petty Cash - \$ 19.59. Board received a copy of the Balance Sheet, Revenue & Expenditure report and Profit and Loss. They also received a copy of the 2016/2017 proposed budget at this meeting. Marie will transfer the \$20,000.00 left over from last year from Dues & Care to pay down the road loan. Friendly reminder letters, 30 day letters and Liens will be done after the Special Assessment payment is due. We need to see about Liens, Collection agency or the magistrate. The Special Assessment invoices will be mailed out on September 1<sup>st</sup> with a one page newsletter. Cathy De Groat will get ads for the newsletter at \$30.00 a business card.

**Roads:** Pot holes will be worked on this month when John Pallay is available.

**Building and Construction:** Nothing to report.

**Lake and Dam:** The Lilly Pad was sprayed for the second time. Al spoke to them. He had them concentrate on the other side of the Lake where the Lily pads are bad. The green Lake has nothing to do with their chemicals. There was a discussion regarding spraying of all the Lake. We will find out how many acres of Lily Pads and the cost. John Pallay said he will help maintain it.

**Trees: Rich Dioguardi** – Nothing, Al marked one pine tree to be cut down.

**Clubhouse:** Cathy De Groat- There was 1 rental this month and 3 next month. Clubhouse will be inspected before the deposit is returned. Cathy will host an end of summer party on Sunday September 4<sup>th</sup> around 1:00 p.m. This will be a covered dish/pot luck. Anything left over from the 4<sup>th</sup> of July party will be used. Al will DJ.

**Hospitality: Kristi Laurensen** – We have 3 new owners Leon Johnson, Mike Demato, and Sarah & Joe Burke.

**Pool:** is being enjoyed by all. We will not be charging for guest at the pool. If you will have company you need to call the office if you will not be with them.

**Unfinished Business:** Web site is up and running. I will update the needed information and pictures. The 2015/2016 audit is almost finished by William Owens Company. Postcards were mailed out regarding this meeting to adopt the 2016/2017 Budget and Special Assessment.

**New Business:**

The 2016/2017 Budget was approved by a motion made by John Gawell and seconded by Tom Ryan.

The 2016/2017 Special Assessment was approved by a motion by Tom Ryan and seconded by John Pallay.

Spec houses will only pay the \$1000.00 fee once.

Received an invitation, from Alliance of Community Association regarding a meeting on Wednesday, August 17, at 6:30 p.m. at Marcel Lake Estates regarding Legislation that affects private communities.

There was a discussion on Covered Bridge floor being repaired by Van Tex and tracks this was tabled till spring. The cost should be around \$ 1,500.00.

The bridge was hit again, this was turned into the person's insurance.

Al made a motion to adjourn, Caroline seconded this motion. All were in favor.