



**Windstone Community Association II Inc.  
Board of Directors/Budget Approval Meeting**

**February 27, 2024  
Sugar Grove Fire Station**

**Call to Order:** The meeting was called to order at 6:45 p.m. by President Vivian Porretto.

**Board Present:** Vivian Porretto President, Susan McKenna Treasurer, and Eileen Rives Secretary.

**Owners Present:** There were no homeowners present during this meeting.

**Approval of Agenda:**

On motion by Eileen Rives, seconded by Susan McKenna, the Board unanimously approved the agenda.

**Approval of Board Meeting Minutes of September 12, 2023:**

On a motion by Vivian Porretto, seconded by Eileen Rives, the Board ratified the unanimously approved September 12, 2023 Meeting minutes.

**Approval of Board's Annual Meeting Minutes of September 12, 2023:**

On a motion by Vivian Porretto, seconded by Eileen Rives, the Board ratified the unanimously approved September 12, 2023 Annual Meeting minutes.

**Treasurer's Report:**

**Financials:** Susan McKenna reported that as of January 31, 2024 current assets of \$86,528.81 deposit in the Operating Fund, \$119,253.72 in the Old Second Reserve Fund and \$200,750.79 in our First Secure Community Bank Reserve Fund.

**New Business:**

**Ratify Approval 2024 Budget along with \$440 Assessment for 2024:**

On a motion by Vivian Porretto and seconded by Eileen Rives, both the 2024 Budget and Annual Assessment amount of \$440.00 were unanimously approved.

The Board also discussed emailing the statements/assessment bills to homeowners that we have email addresses for and mailing (USPS) the remaining statements.

**Ratify Approval of 2024 Contracts for Services:**

On a motion by Eileen Rives and seconded by Vivian Porretto, all 2024 Contracts for Services were unanimously approved.

(American Tree and Turf, ABA Irrigation, Environmental Aquatics Management, Kramer Tree Service, Pizzo.)

We are still searching for new vendors to replace Pizzo with regard to the buffer around the lake.

**Ratify 2024 Meeting Dates:**

On a motion by Eileen Rives and seconded by Vivian Porretto, all 2024 Meeting Dates were unanimously approved.

Meeting dates are as follows: March 19, 2024, June 4, 2024, September 10, 2024, December 10, 2024 all beginning at 6 p.m.

**Old Business:**

**Violations Report:** There were no violations since the last Board meeting on September 12, 2023.

**Homeowner Forum:**

There were no homeowners present.

**Recess to Executive (Session Closed Session):**

There was no need for an Executive Session at this meeting.

**Adjourn Meeting:**

On motion by Susan McKenna and seconded by Vivian Porretto the Board meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Eileen Rives  
Board Secretary