

WINDSTONE COMMUNITY ASSOCIATION II, INC.

BOARD OF DIRECTORS MEETING MINUTES

Tuesday, June 8th, 2021 at 6:00 P.M. Via Zoom

Establish a Quorum

| Board of Directors | | |
|----------------------|-----------|---------|
| Vivian Porretto (VP) | President | Present |
| Susan McKenna (SM) | Treasurer | Present |
| Jeff File (JF) | Secretary | Present |
| Chris Vassallo (CV) | Director | Absent |
| VACANT | Director | Vacant |
| VACANT | Director | Vacant |
| VACANT | Director | Vacant |
| NWP Representation | | |
| Chris Groppi (CG) | PM | Present |

Call to Order:

- The meeting was called to order at 6:08 P.M.

Approval of Agenda:

- A motion was made to approve the agenda by SM, motion seconded VP, motion approved. The Annual Members Meeting did not make quorum.

Open Forum:

- The open forum was held from 6:10 P.M. - 6:40 P.M.
- Jeff File (JF) Appointment to the Board of Directors. VP, motion seconded SM, motion approved.
- Owners were given the opportunity to address the board via Zoom app or via telephone. Instructions on how to participate were given by CG.

Approval of Minutes:

- A motion was made to approve the 3/9/21 meeting minutes by SM, motion seconded, VP, motion approved.

Financial Report:

- It was determined that the budget does not match the financials.
- The discrepancy will be addressed with accounting.
- Current Financials not approved.

Old Business:

- N/A

New Business:

- Selection of Officers:
 - A motion was made to appoint SM to Treasure by VP, motion seconded, JF, motion approved.
 - A motion was made to appoint JF to Secretary by VP, motion seconded, SM, motion approved.
 - Entrance Lighting Proposal – Tabled

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- Tennis Court Repairs – Tabled for additional bids.
- A motion was made to ratify irrigation contract by VP, motion seconded SM, motion approved.
- A motion was made to ratify pond aeration cabinet contract by SM, motions seconded, VP, motion approved.
- Dock Repairs: Motion tabled to investigate if pressure treated lumber may be able to be used.

Recess to Executive Session:

- A motion to recess to executive session at 7:15 P.M. to discuss DMRC requests, accounts receivable, and compliance issues were made by VP, motion seconded, SM, motion approved.

Reconvene meeting:

- The meeting was reconvened at 8:01 P.M.

Adjournment:

- A motion was made to adjourn the meeting at 8:04 P.M. by JF, motion seconded, VP, motion approved.

Respectfully Submitted by,

Jeff File