

Windgate Village Condominium Association

August 9, 2017

Meeting called to order by Suzanne Frank at 6:36PM.

Board members in attendance: Jennifer Armstrong, Suzanne Frank, Denise Gagliardo, Emily Irwin and CPS representative Arnold Barzak

**Approval of Meeting Minutes:** Jennifer made a motion to approve the meeting minutes from 5/2/2017. Emily seconded the motion. The motion carried unanimously.

**Financials:**

Report: Denise made a motion to approve the financial statements. Jennifer seconded the motion. The motion carried unanimously.

**Delinquency:**

Board reviewed the delinquency report.

Board reviewed the attorney report.

**Manager's Report:**

Arnold Barzak gave the manager's report. The next board meeting is scheduled for November 7, 2017.

**Old Business:**

Amendments: Board to plan for public review of amendments at Annual Meeting.

**New Business:**

Lawn Care: Board will continue to use Green Landscaper for monthly landscaping.

Pruning: Denise made a motion to move ahead with pruning of overgrown shrubs this autumn. Suzie seconded the motion. The motion carried unanimously.

Tuck Pointing: Jennifer made a motion to move ahead with Able Roofing tuck pointing and chimney work. Suzie seconded the motion. The motion carried unanimously.

Boilers: Jennifer made a motion to prioritize maintenance of boilers in greatest need. Suzie seconded the motion. The motion carried unanimously.

**Guests:**

Michael Yankoviak, Jan Thompson, Gilberto Serrano, Karen Pontones attended the meeting to discuss various topics of interest to the board and community.

**Adjournment:**

Meeting adjourned at 7:59 pm.