

WINFIELD CONDOMINIUM ASSOCIATION, INC.

Board Minutes: September 11, 2024

Attendance

Board Members: Ruth DeMaida - President, Art Chester - Vice President, Kathryn Chester – Treasurer, Jamie Ruth – Member at Large. Due to circumstances, Theresa Amico – Secretary, was absent. Mr. Ruth, acted as secretary upon her request.

Unit Owners: Robin Zagurski #28, Pam White #29, and Debbie Cavalier #30, Kathleen Hartranft #38

**Meeting was held at Town Hall, scheduled to begin at 6:00 pm.
Meeting in session at 6:00pm.**

The following items and issues were brought forward by the unit owners for repair, replacement and/or notification. We will be seeking help from Propertyworx to address these issues and items directly:

Numerous resident complaints of poor communication from Propertyworx. Example: Not returning informing residents once a work order is complete, Not returning calls when a resident is calling in an issue. Residents also requested Propertyworx make themselves more visible to residents when conducting the periodic property walk through.

Attending residents voiced concern over the new light fixtures being installed, not having a choice in style.

Unit 29 – had their Rose Bushes cut by the landscapers, which should have not been cut. Also states rear deck should be checked again as the deck moves and seems unsafe. Also noted Unit 31 had a plant in their garden cut without permission or knowledge.

Unit 29 – Rear gutter overflowing between units 29 & 30, states still having an overflow issue with rear gutters. Unknown if this as yet been addressed.

Unit 30 – states the main drain behind the unit that empties beyond the fence needs to be checked and possibly cleaned out for low water flow.

Red Maple tree in front of units 29 & 30 has been taken out and the stump ground, leaving a large hole. Requested it be filled in. It has since been filled in and will need grass seed and checked again in the spring for further filling.

Sidewalk in front of where the aforementioned Red Maple was taken down still in need to repair.

Unit 85 – stated, after the board meeting that their gutter and/or downspouts need checking and cleaning as the gutter is overwhelmed by water and their neighbor is having water enter the basement.

The Board is requesting a few quotes for fall gutter cleaning.

Second Request: The Board is requesting a quote for a repair or resurfacing of the concrete pad in the recycling area near upper median, across from buildings 2 and 3.

Unit 45 and 70 are missing door numbers. Unit 45 is missing the number 4 and unit 70 is missing the number 0.

Tree work has been mostly completed, with the exception of 2 cherry trees and magnolia trees on the island.

Weather proof signage indicating the penalty for leaving and dumping unwanted/illegal items in and around dumpsters has been provided to all dumpsters, though there does not seem to be a sign at the dumpster servicing Building 1 & Building 2.

Buildings 5, 7, 8 & 9 have completed power washing, painting and gutter work. Awaiting shutters and lights on all four buildings.

**Respectfully submitted,
Jamie Ruth, Member at Large
Meeting adjourned @ 7:15 pm**

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