

## **WINFIELD CONDOMINIUM ASSOCIATION, INC.**

**Board Minutes: June 27, 2024**

### **Attendance**

**Board Members: Ruth DeMaida - President, Art Chester - Vice President, Kathryn Chester – Treasurer, Theresa Amico – Secretary, Jamie Ruth – Member at Large.**

**Due to unforeseen circumstances, Ms. Amico arrived at the close of the meeting. Mr. Ruth, acting as secretary upon her request, stayed to review all notes taken in her absence. Thank you Mr. Ruth!**

**Unit Owners: Kathleen Hartranft #38, Bob Demaida #40, Pam White #29, Mark Redman #88, and Debbie Cavalier #30**

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

**Meeting in session at 6:25, upon arrival of remaining board members.**

**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:**

**Unit 29 – Rear gutter overflowing between units 29 & 30. Red maple located in front of building appears to be touching roof and gutters. This issue will be addressed by upcoming tree servicing.**

**Unit 30 – The aforementioned red maple appears to have caused a clogged leader drain. This appears to have built up over several seasons per Propertyworx. Propertyworx has addressed the clogged gutters and leaders. The aforementioned tree is on the service list. Unit 30 inquired about percentage of Renters vs. owners and leasing forms.**

**Unit 38 – Unit owner stated that during spring cleanup, landscapers are pulling flowers along with weeds. Perhaps, not knowing flowers from weeds.**

**Unit 40 – Hole in sidewalk in front of unit 40 and 41. This item is presently being addressed by Propertyworx.**

**Unit 46 – It appears that the gutter above unit 46 may need cleaning.**

**Unit 88 and Bldg. 4 – It appears that the drain on the other side of fence behind building 4, as well as behind unit 88 is clogged. It was suggested that American Rooter, with under ground camera capabilities, take a look at these issues.**

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

**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. We are also requesting a second comparison quote for Tree Pruning and Removal as soon as possible.**

***The board voted to move a head on all four buildings (5,7,8,9) scheduled for building improvements in 2024.***

**Second Request: We are still seeking help in creating weather proof signage for each dumpster (5) indicating the penalty for leaving and dumping unwanted /illegal items in and around dumpsters. We would like to deter/curtail this activity as much as possible in order to limit cost overruns.**

**Respectfully submitted,  
Theresa Pitts-Amico, Secretary  
And  
Jamie Ruth, Member at Large  
Meeting adjourned @ 7:50 pm**

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