

# Meeting Notes 11/19/2021

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## **Annual Budget Meeting 11/19/2021**

Called to Order 6:35 pm

In attendance: Margaret, Deann, Roseanne, James

Abstained: Galia

Quorum met

The November meeting was held at the Clubhouse

Kim Bramson introduced herself and reviewed the budget process with the attending members.

Vote:

1. Forty Eight votes were received; quorum of the membership was met.
  - a. Vote to waive Fully Funding the Reserves: 43 yes – 5 no
  - b. Vote to waive Financial Reporting: 44 yes – 4 no
  - c. Motion made to approve the 2022 annual Budget was made (see motions at end of notes).

Discussion:

1. Discussion of the increase of Woodlake's insurance premiums took place with attending membership. Reasons for increase discussed were Irma, Surfside, wildfires, all insurances are increasing but due to our new roofs; Woodlake's increase isn't as high as it would have been if not cancelled since the roofing project is almost completed.
2. Kim reminded membership that all utilities have increased and the board, being fiscally responsible, increased funding of reserve for future capital expenses.
3. Discussed vendors and the process of quoting and choosing vendors. Kim assured membership that Ameri-Tech does not use only vendors from a list kept by Ameri-Tech.

Adjourned Budget meeting: 7:20 PM

Motions:

Motion: To approve 2022 budget as presented. Roseanne, 2<sup>nd</sup> James, 4 in favor/0 opposed/1 abstained.

Motion: To adjourn meeting 7:20 PM. Margaret, 2<sup>nd</sup> James 4 in favor 0 opposed/1 abstained.

## **Annual Meeting 11/19/2021**

Called to Order 7:21 pm

In attendance: Margaret, Deann, Roseanne, James

Abstained: Galia

Quorum met

Approval of Minutes: November 18, 2020 minutes were approved.

Election of Director:

1. Galia Tzolova retired from the Woodlake Board of Directors.
2. No one submitted their name for nomination for a seat on the board.
3. The current four board members retain their seats on the board of directors.

Reports:

1. Yard sale to be held November 19<sup>th</sup> and 20<sup>th</sup> (Friday and Saturday). Friday from Nine to Five and Saturday from Nine to Three. Margaret to make a map of units participating in the yard sale.
2. Discussed roof costs with the attending members. Reviewed the figures and units done and still pending new roofs. The project is over budget due to raising costs and shortage of materials. Discussed fencing project and budget shortfalls. Until all the buildings have been completed it is unknown what funds will be available for the fencing project. Again, this will be discussed at future meetings along with the wood vs vinyl controversy.
3. Short discussion on solar; that all buildings would need to have solar installed. Individual units cannot install solar on their own unit. Margaret would like help researching solar for the clubhouse.

Adjourned 7:55 PM

Next meeting: December 16, 2021

Motions:

Motion: To accept November 19, 2020's minutes as presented. Roseanne, 2<sup>nd</sup> James 4 in favor 0 opposed.

Motion: To adjourn at 7:55 PM. Margaret, 2<sup>nd</sup> James, 4 in favor /0 opposed

## **Annual Organizational Meeting 11/19/2021**

Called to Order 7:57 pm

In attendance: Margaret, Deann, Roseanne, James

Quorum met

Appointment of Positions:

President: Roseanne Collins

Vice President: James Dallas

Treasurer: Margaret Reid

Secretary: Deann Michaels

Motions:

Motion: To appoint Roseanne Collins as President of the Woodlake Board of Directors. James, 2<sup>nd</sup>  
Margaret, 4 in favor /0 opposed.

Motion: To appoint James Dallas as Vice-President of the Woodlake Board of Directors. Margaret, 2<sup>nd</sup>  
Roseanne, 4 in favor /0 opposed.

Motion: To appoint Margaret Reid as Treasurer of the Woodlake Board of Directors. Deann, 2<sup>nd</sup>  
Roseanne, 4 in favor /0 opposed.

Motion: To appoint Deann Michaels as Secretary of the Woodlake Board of Directors. Margaret, 2<sup>nd</sup>  
James, 4 in favor /0 opposed.

Motion: To adjourn 8:02 PM. Deann, 2<sup>nd</sup> Margaret, 4 in favor /0 opposed.