

Woodlake Condominium Association
Board Meeting Minutes
24July 2025

Call to order: 6:59 p.m.

Attendance: Galia Tzolova #26, Rebecca M. Beckman #25, Ed Sachs #67, Mo & Dale Sikkema #95, Sylviane Faust #16, Margaret Reid #75, Michelle Larsen #41, Jessica Palmerino, #18, Steve Worrell #136, Caryn Delgado (Zoom)

Caryn Delgado, President (Zoom)

Margaret Reid, Vice President

Peri Worrell, Treasurer

Judy Adams, Secretary

Marina, Director (Zoom)

Quorum Reached

Richard Epps, Ameritech Manager in attendance

Meetings were publicly posted July 18, 2025 by j.a. secretary

Reading of Special Meeting July 9, 2025 waived, all in favor, 1 opposed

Reading of July 24, 2025 Board Minutes waived, all in favor, 1 opposed

Treasurer: Peri went over extra charges by Ameritech re: fees
Delinquencies tabled til next Board meeting.

Interview Procedures - discussion referencing Unit #111 background information vs. legality, the fact Woodlake would have to purchase it if answer is no.

Motion tabled - Judy motion, Caryn yes

No report from Fining Committee - Manager, Richard explained the steps regarding enforcement through the Fining Committee. Tabled.

Pool Committee Volunteers: Jessica Palmerino and Michelle Larsen

Tennis Courts: What can be done with them. Jessica had questions on gathering 75% signatures - do they have to be only unit owners, Yes. Jessica offered dog doo duty. The idea well received, lively discussion, no decisions.

Unfinished Business: Drainage project Change Order approved: Margaret motion, Marina 2nd, all in favor.

Update on drainage project from Richard, the construction is set for next week depending on weather, and they estimate 1-2 weeks til completed, and after that is concrete repair, then seal/striped Section 3.

Clubhouse A/C verbal update from Secretary no need to replace A/C re: Andre Kool (unit#72) licensed HVAC, inspected the unit and wrote report, attached. No charge.

Unit #32 Status report by Peri - sale approved, cleaning crew has emptied the unit and are renovating it for either a flip or a family member.

Unit #11 Sale approved and signed by Peri Worrell. Peri motion, Judy second, all in favor

Peri: Unit Keys and emergency contacts discussion; no outcome noted.

Peri read her resignation to members (see attached) effective 10 pm. August 21, 2025.

Adjourned: 8:31 p.m.