

WOODVALE CONDOMINIUM TRUST
ANNUAL MEETING MINUTES OCTOBER 28, 2021

A quorum being established, the Annual Meeting was called to order at 6:32 pm. Present were Board Members Evelyne Marchal, Chris Hanna, Russ Bigwood, Winnie Zeng, Joan MacFarlane and Nabhil Rahmani. Also present was Anita Chmilarski of Linear Property Management

Administrative

On motion made and seconded, by unanimous vote, it is RESOLVED that the Special Meeting and Annual Meeting Minutes dated November 19, 2020, be, and they hereby are, approved.

Financials

The year end September 30, 2021, financial report was reviewed. There is \$51,958.74 in operating funds and \$171,579.94 in reserve funds at year end. Operating expenses totaled \$361,863.00 with budgeted expenses of \$381,009; a difference of \$19,146.00. Reserve contributions totaled \$35,868.00 and total interest earned on reserves was \$1,025.80 for total of \$36,893.80 Reserve expenses totaled \$55,778.51 for the following:

Masonry & Stairs	\$41,756.00
Landscape and drainage	\$ 8,315.00
Wastewater Operations	\$ 5,707.51

Brookline Bank loan will be paid in full in 2026, and the SRF loan in 2027

Maintenance/Projects

Future projects:

Drainage Building 401	\$ 7,000.00
Stairs Priority 2	\$ 5,000.00
Deck Repairs	\$20,000.00
Unit/Bldg Number	time and materials
Fire alarm upgrade Bldg 405	\$11,000
Tree work	trimming of ornamental trees
Mailbox Units	on hold

Open Discussion

Linear was requested to look at trees and hanging branches noted by owners.

Owners were reminded that they cannot paint their decks without permission from the Trustees.

Owners requested that the Board consider power washing the units in 2022.

Owner submitted individual work order requests which were noted by Linear.

There being no further business, meeting adjourned at 7:33 pm.