
WINDEMERE COURT HOMEOWNERS ASSOCIATION
MINUTES
of the Regular Meeting of the Board of Directors held
October 20, 2021

The meeting began at 6:01pm. The following Board Members were present: Vincent Santoro(Chair), John Lupian & Robert Maines. Ceosd.net (Management) was represented by Tyson Kane. Others in attendance were: Jack Rose U202 & Kevin Oswald U101.

MINUTES of MEETING: Minutes from 08/11/21 were unanimously approved. [MINS]

FINANCIAL STATEMENTS: Financials for August and September 2021 were acknowledged and reviewed. [FINS]

PRESIDENTS REPORT: Vincent reported on violations regarding patio lights and flags/banisters on patios and balconies. Management tasked with contacting owners regarding these violations. [BDMT]

CHRISTMAS LIGHTS: Board unnnanimately approved to allow owners and tenants to put up christmas lights in windows and on patios during the month of December. From December 1st to December 31st. Lights must be taken down no later than first week of January 2022. [BDMT]

BREAK-IN'S / GARAGE: Board discused security issues for the HOA and parking garage. Management tasked with acquiring proposals for new cross bars on garage door, adding fencing to door ways on both sides of garage door (ie. old trash room entry way and pedestrian doorway) and to research planters and thorn-bushes to add around transformer in rear of building. [7361]

FIRE INSPECTION: Management notified Board of termination of ADT as HOA's fire alarm and inspection vendor. Termination due to brazen service costs. System Specialist will be new vendor for fire alarms, sensors, fire inspections and the intercom moving forward. [7359]


ELEVATOR MAINTENANCE PROPOSAL: 24Hour Elevator unable to provide proposal prior to meeting, Management will forward proposal to Board for approval via email once recieved. [7346]

INTERCOM-AMAZON DELIVERIES: Per request from an Owner, Management asked Board to consider allowing intercom entry codes for delivery drivers. Board unnanimately denied request, stating that once codes were distributed owners would begin using codes for personal use. Request also denied due to recent security risks. If owners would like to allow delivery drivers access to building, drivers must call owners through intercom and be "buzzed" in. Owners to contact Management to be programmed into intercom. [COMM]

RULES REGS UPDATE CONFIRMATION: Meeting to confirm new Rules and Regulations next week October 27th, 2021 at 6pm via Zoom. [7341]

NEXT BOARD MEETING: TBD [BDMT]

The meeting adjourned at 6:28pm.



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