

**WIND MEADOWS CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, December 16, 2024 – 6:30 P.M.**

I. Call Meeting to Order, President

President Claudia Simonson called the meeting to order at 6:31 pm.

II. Roll Call, Secretary

The following directors were in attendance via Zoom: Claudia Simonson, Mike Palazzola, Katie White, Carmen Gaspero, Dan Crispin, Cary Anastasio, Don Allen, Bob Randleman, Memo Fachino, Meg Richardson, and Marci Boucher. Carrie Amos from Washington Properties, Inc., project manager for Wind Meadows, was also present via Zoom.

III. Discuss and motion for the November 2024 Board Meeting Minutes

The regular Board of Directors meeting minutes from November 2024 were reviewed. Don Allen noted an edit to be made at IX.F.1 to read: “Don Allen said the Leisure Center Committee may recommend putting up sound panels inside the Clubhouse.” Bob Randleman made a motion to accept the minutes as amended. The motion to accept the October minutes was seconded by Dan Crispin and carried without dissent.

IV. Discuss and motion for the November 2024 Financial Statements

The financial statements for November 2024 were presented and reviewed. Cary Anastasio shared his financial report. Bob Randleman made a motion to accept the financial statements. The motion to accept the October Financial Statements was seconded by Don Allen and carried without dissent.

V. ARC Proposals

- A. 11 Cherrywood Ct. PSA 4 (approved by email)

The ARC recommended approval of the change application listed above and the Board approved that change application by email prior to the Board meeting.

VI. Committee Reports.

There were no committee reports.

VII. Motion to open the floor to the members.

Mike Palazzola made the motion to open the floor. The motion was seconded by Carmen Gaspero and carried without dissent.

There was one comment by a resident of Lakewood Drive who recognized Memo Fachino for his work with raising funds for the LCC with ice cream. Memo Fachino in turn recognized the members of the LCC for their on-going fundraising efforts.

VIII. Motion to close the floor to the members

A motion to close the floor to members was made by Marci Boucher. The motion was seconded by Cary Anastasio and carried without dissent.

IX. Old Business

A. Follow up on resident comments and correspondence.

- a. President Claudia Simonson responded to the single resident comment that was made at the October 2024 Meeting: a resident of Sprucewood Court commented regarding a lawsuit settled by WMC in October 2023. He remarked at the membership's reaction to the discussion of the lawsuit during the January 2024 annual meeting. He also restated his position regarding the settlement of the lawsuit, stated that a lien that was the basis for the lawsuit was not lifted, and said that he would be communicating with WMC or WMC's counsel regarding that lien. WPI and the Board have either responded in writing or have been working in person to assist this resident with his concerns and request for information.
- b. There was one piece of written correspondence to the Board: there was an email dated 11/13/24 from an insurance agent who wants to bid on WMC's 2025 business to which WPI responded on 12/9/24.

B. Other Old Business. There was no other old business brought to the floor.

X. New Business

A. Thank the Current Board and Welcome the New Board Members.

President Claudia Simonson thanked the 2024 Board for their service to their PSAs and to Wind Meadows; the out-going Board members, Memo Fachino and Katie White for their years of service; and the new Board members, Cory Washkevich and Selena Muro, for committing to serve their PSAs and Wind Meadows. She also specifically thanked Memo Fachino for his service as IT Specialist, setting up the Zoom each month. Thank you Memo!

B. Discuss Slate of Officers for Annual Meeting Approval. The Board discussed the composition of two separate slates of officers for 2025 and voted on which slate should be presented to the Board at the Annual Meeting. That slate will be: Marci Boucher, President; Carmen Gaspero, Vice President; Mike Palazzola, Treasurer; and Cory Washkevich, Secretary.

C. Other Old Business. There was no other old business brought to the floor.

D. Correspondence to Review. We have had four pieces of correspondence. Carrie Amos and Claudia Simonson have been working with the resident to address his concerns and will respond as appropriate.

XI. Closed Executive Session.

Claudia Simonson made a motion to go into closed executive session at 7:09 p.m.

XII. Re-enter Open Session.

The Board re-entered open session at 7:30 p.m.

XIII. Motion to Adjourn.

A motion was made to adjourn by Bob Randleman at 7:30 p.m.