

Woods of Wayne Homeowners' Association

Board Meeting Minutes 07/16/2012

I. Call to Order

Bob Reed called to order the regular meeting of the Woods of Wayne Homeowners' Association Board Meeting on July 16th - 7:00 P.M. at Wayne Village Hall.

II. Roll Call & Approval of Prior Meeting Minutes

Motion was made and passed to approved prior meeting minutes.

The following persons were present:

Bob Reed, Steve Joyaux, Patti Orban, Syed Hussain, Dan Gravina, Marianne Pope, Joe Franzese , Mario Conte, Jennifer Donatelli and Mark Soppi

The following persons were absent :

Roger Orban and Ted Matuszewski

Election of New Officers

Joe Franzese is the New President of the board and Bob Reed is the Vice President. All other director's post and duties remains the same as previous year.

III. President's Report – Bob Reed – The main concern is the financial outlook of past year expenses, past due assessments, and the ability to collect them. Bob then asked Patti Orban to present the board with Profit & Loss sheet, and open invoice reports.

IV. Treasurer's Report - Patti Orban – Patti presented the "year-to-date" Profit & Loss Sheet as well as Balance Sheet. All areas of normal expenses are under budget. Legal action will be taken to get overdue of association by sending notice along with attorney letter.

V. Committee Reports

- a. **Architectural Review** – From this year onwards the board is introducing a fee for any major upgrade or any kind addition to the existing structure of the property.

- b. Communication** – Our website is updated with new information from the meeting and other data upload. New board list will be updated as well.
- c. Roads** – Everything looks under control and Mark Soppi is in the process of getting a quote for black top.
- d. Ponds** – Everything is in place and waiting for electrical permit. Aerators are already installed in the South Pond.
- e. Landscaping-** Same as before and everything looks good in this area.

VI: ADJOURNMENT: Bob Reed closed the meeting at 9:00pm.

Minutes submitted by: Syed Hussain