

Winslow Point Condominium
May 29, 2025
Meeting Minutes

Attendees – Mark Mastroianni, Matt Coppa, Essek Petrie (Board Representatives) Lauren Lima, (TDG) Ron Judd, Shawn Sanders(Advisor)

Call to Order – 10:30 A.M

Meeting Minutes- The minutes from the previous meeting were approved and will be posted online.

FINANCIAL STATEMENTS – The April Financial Statements were reviewed and discussed.

INSURANCE –There are currently no open claims regarding the Master Policy.

ARCHITECTURAL MODIFICATION REQUEST- A Townhome Owner requested a storm door, and ring camera for the exterior back deck. The Board approved both. The Owner also requested painting the deck white. This request was denied, the deck is limited common area and the new homeowner elected Board will decide the color of the decks at that time.

VIOLATIONS – There were friendly reminders for decorations and garage storage issued prior to the board meeting.

OPEN DISCUSSION –

- Outdoor Grill- This has been repaired
- Carpet Cleaning- Champion Cleaning will clean the carpets in building 2 on Friday July 18th. A notice will be sent to the building in advance.
- Garage Cleaning- The garages in building 2 & 4 will be power washed. Building 2 will be power washed on Friday June 18th and Monday July 21st Building 4. Will be washed. Management will notify both buildings in advance of the cleaning. All owners will need to remove their vehicles from the garage during the cleaning as well as any unapproved storage outside of the approved storage containers. Any items left outside of the approved containers may be damaged during the cleaning process.
- Elevator Contract- The Board and Advisors reviewed the Schindler contract. The proposed cost was much higher than anticipated. Management will negotiate with Schindler to see if the cost can be lowered. The proposal included an option for 8 hour service window and 24 hour service window, both were discussed. The Advisors requested a report from Schindler with all maintenance issues that have occurred since the opening of the building 2. Management will get that and send it over to the Advisors.
- Bulletin Boards- Advisors will notify Management if the bulletin boards have been installed in the lobby.

Next Meeting – June 20, 2025 @ 1:30 P.M Zoom

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Adjourned at 11:05 A.M.