

**WINCHESTER PLACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING**

Minutes – November 18, 2021

****This meeting was conducted via teleconference with dial-in information provided to residents if they wish to participate.****

Call to Order

The Board of Directors Meeting was called to order by President Judi Brooks at 7:03 PM.

Roll Call

Judi Brooks, Barb Mueller, and John (Jack) Pults were present. Jonathan Lussier attended representing Advocate Property Management. Leath (Sissy) Claeson and Cathy Welzenbach were absent.

Homeowner's Forum

Residents were asked to submit any questions or concerns via email prior to meeting. Nothing was submitted.

Approval of Minutes

Motion: Judi Brooks moved to approve the minutes from the October 21, 2021 Board of Directors Meeting. Jack Pults seconded the motion. **Vote**—All in favor. The motion carried.

Old Business

None at this time

New Business

Motion: Judi Brooks moved to approve the 2022 Winchester Place Budget effective January 1, 2022. Jack Pults seconded the motion. **Vote**—All in favor. The motion carried.

Motion: Judi Brooks moved to approve the Exterior Perimeter Treatment from D&H Pest Control, Inc. for 2022 in the amount of \$2,738.00. Jack Pults seconded the motion. **Vote**—All in favor. The motion carried.

Motion: Judi Brooks moved to approve the Fire Protection Service Agreement (Contract #20607) from Cintas effective October, 2021 through October, 2022 in the amount of \$6,786.22. Jack Pults seconded the motion. **Vote**—All in favor. The motion carried.

Motion: Judi Brooks moved to approve the bid from Plumb It for installation of a shutoff valve at 2315 Worthing (Clubhouse) in the amount of \$850.00. Jack Pults seconded the motion. **Vote**—All in favor. The motion carried.

Motion: Judi Brooks moved to approve the bid from Patrick Murphy Plumbing and Sewer (Estimate #8766) for descaling pipes at 96 Midhurst B and 220 Hampshire B in the amount of \$3,700.00. Jack Pults seconded the motion. **Vote**—All in favor. The motion carried.

Motion to Adjourn

Motion: Judi Brooks moved for adjournment to Executive Session at 7:45 p.m. Barb Mueller seconded the motion. **Vote** – All in favor. The motion carried.

Motion: Judi Brooks moved to go back to Regular Session at 7:59 p.m.. Jack Pults seconded the motion. **Vote**—All in favor. The motion carried.

Motion: Judi Brooks moved for adjournment of meeting at 8:00 p.m. Barb Mueller seconded the motion. **Vote**—All in favor. The motion carried.