

Woodspointe Condominium Board Meeting December 9, 2025

Meeting was opened at 4:07PM. Present were Doug Klinglesmith, Betty Carney, Carole Crowe, Lisa Thieneman, Susan Ray and Lynne Carney.

Minutes from November 2025 Board Meeting and Special Board meeting were approved.

Financials:

November 2025 financials were reviewed and approved.

Old Business:

- All In One Security has ordered the equipment needed to upgrade the intercom and security system. The tentative installation date is January 7, 2026.
- Outside repairs to be performed by Eclipse have been completed and paid \$4,811.00 to repair back of building

New Business:

- The new invoice from Coastal Underwriters for building insurance was paid in full - \$31,615.81.
- Eclipse Roofing observed significant wood rot around windows while making previous repairs. The windows in the Hospitality Room and Guest Room will be replaced with vinyl windows. Cost is approximately \$5,500.
- Daunhauer Plumbing repaired the clog in basement toilet-cost \$407.00. A new toilet was installed per Daunhauer's advice. The previous repair was still under warranty at no charge.
- The entrance garage door springs were replaced by Lewis Garage due to wear. Board has not received the invoice as of 12/9/25.
- Whitehouse Painting is being contacted to schedule garage painting.
- Snow removal and a plan about shared costs with Woodspointe Townhomes was discussed.
- January 14, 2026 is the last day of cleaning contract with Millenia. The Board discussed new arrangements after that date.

A special thank you to Carole Crowe, Alden Silva, Joyce Shylock and Doug Klinglesmith for the beautiful Christmas decorating

- **New residents should be given a Welcome Packet by Martha Lilliard which includes pertinent forms that need to be completed and turned into Lynne Carney. One of the forms is an Emergency Contact form which is used in case a Resident has an accident and the police or fire dept. have to be called. Any repairs to their unit to gain entry will be the responsibility of the Resident. A key to their unit will be kept in a secure location and can only be accessed by two Board Members in case of an emergency.**

If you have maintenance issues that need to be addressed in our complex, please write on the clipboard outside the maintenance room by the entrance to the garage.

Please remember to get board approval before installing windows, doors, hardware, locksets, outdoor lighting fixtures and all other improvements that are visible to the outside of the building and hallways. If in doubt, check with Management.

Meeting adjourned at 5:15PM

Minutes submitted by: Lynne Carney

Note: Purchasing a home in a condominium association offers many advantages to the homeowner but, at the same time, it imposes some restrictions and requirements. These restrictions are a means of maintaining a uniform, marketable community.
