

WOODHAWK CLUB ONE ASSOCIATION
Meeting of the Board of Directors
Wednesday, November 5, 2025.

Present:

Nancy Erdey, President
Alex Schechter, Vice President
Charles Iseman, Treasurer
Stephanie Farley, Secretary
Joe Rettman, Member At Large

Guests:

Olga Osipoff, Property Manager
Charles Schulman, Carlyle Management

Call to Order

President, Nancy Erdey, called the meeting to order at 4:00 p.m. A quorum was present.

Approval of the Minutes

The minutes of the meetings of October 14, 2025 and October 27, 2025 were reviewed. Slight modifications were suggested. Stephanie Farley moved and Joe Rettman seconded that the minutes of these meetings be approved with the suggested modifications. The motion passed unanimously.

Treasurer's Report (Charles Iseman). The Treasurer presented the Financial Reports for the period ending September 30, 2025. For the period ending September 30th total assets in the operating account were \$90,193.44; total assets in the reserves account were \$1,218,688.90; and total current liabilities in the operating account were \$145,513.32. [Copies of financial reports attached to master copy of minutes.].

The Board discussed putting funds from maturing CDs into money market account(s). This would allow payment of future capital expenses without cashing in prematurely any CDs.

Alex Schechter moved and Joe Rettman seconded to take Matured CDs and put funds into a money market account for payment of reserve expenses. The motion passed unanimously.

Report of the President (Nancy Erdey). The President said that the ongoing issues concerning the implementation of the water/sewer billing for the mid-rise building residents continue to fester and cause discontent among residents. Questions had been raised numerous times and also at the recent Town Hall meeting. Despite the issuance of a recent FAQs regarding the water/sewer billing, residents remain dissatisfied with responses to their ongoing questions. The President strongly recommend that the Board meet with a group of residents concerned about this issue and address ongoing questions. The proposed meeting would not be a formal Board meeting, and no action would be taken. The purpose of the meeting will be to listen to residents' concerns, address ongoing questions, and to diffuse festering discontent on this issue. As requested by the Board the President put together a list of the ongoing questions received and circulated copies to members of the Board. The Board agreed to hold a meeting with concerned

residents regarding the water/sewer billing issues on November 20, 2025 at 4:00 pm in the Clubhouse.

Elevator Modernization (Alex Schechter). Alex Schechter gave an update on the review of the contract with TK Elevators (TKE) for elevator modernization for Woodhawk One. There will be a meeting scheduled with TKE and the Board (November 13, 2025) to review the final contract and to discuss financing options. It was suggested that a representative of Kaman and Cusimano be at or available for this meeting.

Property Manager's Report (Olga Osipoff). The Property Managers presented her monthly report (attached to Master of these minutes). The October report of the Maintenance Manger (Gordon Harrison) was distributed.

UNFINISHED BUSINESS

Payment for Capital Expenses.

[Roofing on Fox Hollow] **Stephanie Farley moved and Alex Schechter seconded to pay Owner Miller \$19,250 the remaining amount owed for roofing for work done on 109-115 Fox Hollow. Funds to come from reserve funds from account to be determined by Treasurer and Carlyle Management including cashing in a reserve fund CD before maturation if necessary. The motion passed unanimously.**

[FV Construction for Cement Work Done on Thistle Trail and Heather Court]. **Stephanie Farley moved and Alex Schechter seconded to pay FV Construction the balance remaining [\$30,000] for cement work performed at Thistle Trail and Heather Court.** The original amount requested by FV Construction was \$34,744.07, but the Board decided to withhold \$4,744.07 until it could be determined how much to deduct for the partial driveway work done at 336 Thistle Trail. Funds to come from reserve funds from account to be determined by Treasurer and Carlyle Management. Payment may be deferred until maturation of CD on December 1st. **The motion passed unanimously.**

2026 Budget. The Board discussed a revised version of the proposed budget for 2026. Modifications were made including adding a code for landscaping mulch. There will be no increase in COA fees for 2026. Charles Schulman will revise the proposed budget and send to Board members for final review before vote.

NEW BUSINESS

[Overgrown Bushed Behind Heather Court] The Board discussed the issue of overgrown bushes behind Heather Court. Residents were complaining of the overgrowth of bushes behind Heather Court. Residents were contacted by email asking their preferences for complete removal of the bushes or trimming. Residents preferred that the bushes be completely removed and grass planted as replacement. Several bids were received for this work. A bid in the amount of \$1218.60 was received from GM Landscaping & Design for this work. **Joe Rettman moved and Alex Schechter seconded that the overgrown bushes behind Heather Court be permanently**

removed and grass be planted in the area where the bushes will be removed. The bid from GM Landscaping & Design (\$1218.60) was accepted providing that dates for the removal and grass planting be stated and communicated to the residents. The motion passed unanimously.

[Repair of AC Pit for Building 160]. The Board discussed the urgent need to repair the AC pit in front of Building 160. **Stephanie Farley moved and Alex Schechter seconded that repair of the AC pit behind Bldg. 160 be done and the bid from Owen Miller in the amount of \$1900 be accepted. The motion passed unanimously.**

[Broken "Fence" Behind Thistle Trail] The Board discussed the broken "fence" behind Thistle Trail. Residents of Thistle Trail complained that unknown persons were using the gaps in the fencing behind Thistle Trail and the cemetery to enter the Woodhawk One complex. A bid to repair the fence behind Thistle Trail bordering on the cemetery was received from Owen Miller in the amount of \$5280. The Board tabled further discussion of this issue pending clarifications of the specifications and a review of the area.

[Renewal of Contract with Carlyle Management] The Board briefly discussed the renewal of the management contract with Carlyle Management which expires on December 31, 2025. Board members were each sent a copy of the current contract. The management fee per unit for 2026 will remain the same as in 2025. Stephanie Farley will coordinate comments from Board members and any requested changes. The Board will review and discuss the contract with Carlyle at its meeting on December 3, 2025.

[Order of Salt (Ice Melt)] The Maintenance Manager, Gordon Harrison, requested the purchase of a pallet of ice melt to be used for salting areas in front of the lobbies of the mid-rise buildings. Joe Rettman recommended that the ice melt be purchased from HD, which would deliver the pallet free. **Stephanie Farley moved and Charles Iseman seconded a motion that a pallet of ice-melt be purchased from HD costing approximately \$749. The motion passed unanimously.**

[Repair of Driveway on Thistle Trail] The Board discussed replacing the entire driveway on 336 Thistle Trail due to quality of work and related issues. This driveway was only partially replaced as part of the cement work done on Thistle Trail and Heather Court. **Stephanie Farley moved and Alex Schechter seconded a motion to redo the entire driveway for the resident on 336 Thistle Trail to correct defects in the partial driveway done in 2025. The replacement driveway will be done in early 2025 weather permitting. Competitive bids will be obtained for this driveway work. The vote was three in favor to one opposed; the motion passed.**

[Cleaning catch basins in front of Building 140]. **Alex Schechter moved and Stephanie Farley seconded to accept the bid (for labor, equipment and disposal fees) in the amount of \$1,575 from Advanced Plumbing & Drain to clean 5 catch basins and their outlet sewer lines in front of the 140 Fox Hollow Building. If a serious blockage is discovered, then photographs will be needed to document the blockage. The motion passed unanimously. Alex Schechter will follow up on this issue.**

Due to lack of time discussion/approval of bids from Call One, and approval for Auto-Pay for some Association billing was deferred.

Adjournment and Next Meeting: The Board adjourned by consensus at 6:11 pm. The next meeting (Executive Session) of the Board will be December 3, 2025 at 4 pm in the Master Association Office.

Respectfully submitted,

Nancy C. Erdey, President and
Recording Secretary

Minutes Approved _____, Date _____
Stephanie Farley, Secretary