

WOODHAWK CLUB ONE ASSOCIATION
Special Meeting of the Board of Directors
Monday, October 27, 2025.

Present:

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

Call to Order

President, Nancy Erdey, called the meeting to order at 4:56 p.m. A quorum was present.

The President reminded Board members to treat each other with courtesy and respect. Board members were reminded to review the Code of Ethics they signed.

The purpose of this meeting was to review the snow plowing contract with Premier for the 2025-2026 season. The snow plowing contract was on the September 25th meeting of the Board to be reviewed and voted on, but the contract was signed by the Property Manager several days before. Copies of this contract were sent to all Board members. Alex Schechter recommended that the contract be amended to include the following:

"To insure the quality of snow plowing services offered by Premier Landscaping the Woodhawk One HOA requires the following regulation be observed:

- Removal of snow to start no earlier than 5:30 am;
- Due to the inclined configuration – the Mid-rises driveways shall be plowed at the same time as Fox Hollow Drive;
- Application of salt to Mid-rise driveways to be performed simultaneously with Fox Hollow Drive;
- Damages inflicted onto brick structural walls, light fixtures and light poles to be repaired by Premier Landscaping."

Nancy Erdey reported that she met with Mikle Pozzuto of Premier to discuss the snow plowing contract and other items. He confirmed that snow plowing (i.e. payment) of Fox Hollow Drive (the main street) is the responsibility of the Master Board. She reviewed the proposed amendments (with the exception of application of salt ...). In principle Premier accepted the amendments. Starting before 5:30 am might be necessary with intense snow fall. Gordon Harrison will survey the Woodhawk One property and take photographs of any damages that may have been caused by snow plowing in the past and document current areas for the coming year. Repair of specific damages caused by snow plowing will be negotiated with Premier. Unless otherwise changed by the Snow Committee, the Property Manager will be the contact between the Board and Premier regarding snow plowing and salting directions.

Stephanie Farley moved and Charles Iseman seconded a motion to approve the snow plowing contract between Woodhawk One and Premier for the 2025-2026 season

[November 1, 2025 to April 1, 2026/one year] in the base amount of \$77,734.40 tax included with the following amendments:

- **Removal of snow to start no earlier than 5:30 am weather permitting;**
- **Due to the inclined configuration – the Mid-rises driveways shall be plowed at the same time as Fox Hollow Drive;**
- **Application of salt to Mid-rises driveways to be performed simultaneously with Fox Hollow Drive;**
- **Damages inflicted onto brick structural walls, light fixtures and light poles to be repaired by Premier Landscaping."**

The Board approved the motion by a unanimous vote of 5 to zero.

Overgrown Bushes Behind Heather Court: Property Management and the Board of Directors received a complaint about overgrown bushes behind Heather Court. Representatives of the Board have investigated several options to resolve this issue. The Board has two estimates for dealing with the overgrown bushes. The estimates ranged from approximately \$450 to \$3,000. After a brief discussion the Board decided to table a decision at this time. The Board asked the President to contact the affected residents of Heather Court as to their preference for dealing with the overgrown bushes. The options are: Option 1: Trim the bushes now. The bushes will in time regrow; Option 2: Cut the bushes down completely. Again, the bushes may regrow but over a longer period of time; and Option 3: Cut the bushes down and kill the area to prevent bush regrowth and plant grass. Costs of the options range from \$450 to \$3000. The Association will pay for the option eventually chosen.

Ongoing Questions Regarding Water/Sewer Billing for Mid-rise Units: A Board member received a letter from a resident in Building 160 regarding the billing for water/sewer for the mid-rises. The letter raised questions very similar to or identical with questions raised by other residents. The President said that she wanted to address these questions, especially the questions not answered at the recent Town Hall meeting and quell continuing dissatisfaction and questions with the new water/sewer billing system. She suggested having a meeting with Board members, Carlyle Management, and selected residents who are vocal regarding this issue to address the specific questions raised. Also, some of these residents have suggested alternative ways to calculate mid-rise bills. The Board should listen and consider these alternatives. In principle, the Board agreed to hold a meeting to address these ongoing questions related to the water/sewer billing for the mid-rises but wanted a list of questions developed ahead of time. These questions would be sent to Chuck Schulman of Carlyle Management to address them and serve as a template for a larger group discussion. The President agreed to develop this list of questions, previously submitted and again presented at the Town Hall meeting, and send them to the Board and Chuck Schulman. The Board will continue discussion of this matter at the meeting on November 5th and consider plans for a large group meeting as proposed by the President.

Repair of AC Pits Behind Building 160: Alex Schecter brought up the issue that one of the pits housing the A/C units has completely disintegrated and needs to be repaired. An estimate from Owen Miller for repair was previously solicited. The Board will consider this issue at the November 5th meeting.

Elevator Modernization Program: Alex Schechter reported that he has spoken with TK Elevators (TKE) representatives regarding the proposed amendments to the contract. TKE is reviewing the amendments. Issues are financing and whether or not the Board commits to four elevators or just one (Building 120) initially. Alex Schechter also asked for a meeting of the Board with representatives of TKE and an attorney from Kaman and Cusimano regarding the contract and these issues. The Board agreed to this meeting. A suggestion was made that the Board should talk with some of the banks we do business with and see if there is a better option for financing the elevator modernization program rather than going with TKE for financing.

Adjournment and Next Meeting: The Board adjourned by consensus at 5:54 pm. The next meeting of the Board will be November 5, 2025 at 4 pm in the Master Association Office.

Respectfully submitted,

Nancy C. Erdey, President and
Recording Secretary

Minutes Approved _____, Date _____
Stephanie Farley, Secretary