

Woodhawk Club One Association
Meeting of the Board of Directors
Tuesday, May 19, 2026

Present:

Nancy Erdey, President
Alex Schechter, Vice President
Charles Iseman, Treasurer
Stephanie Farley, Secretary
Joe Rettman, Member at Large
Celeste DiCillo, Assistant Secretary (non-voting)
Don Sneiderman, Assistant treasurer (non-voting)

Call to Order

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

Approval of Minutes

Joe Rettman moved and Stephanie Farley seconded to approve the Minutes of the meeting of April 16, 2026 with one correction, the replacement of the word 'metering' with the word 'meeting.' All voted affirmatively; motion passed unanimously.

President's Report

Nancy Erdey said that a brief announcement regarding the change in management companies will be sent to the Woodhawk One residents tomorrow. She also reported that she, Charles Iseman, and Don Snyderman met with Chuck Shulman of Carlyle Management about the Master Board accounts and that \$51,838.83 has been returned to Woodhawk One from the Master Board.

Nancy Erdey said that she will schedule a Board education session on contracts with a Kaman and Cusimano attorney in July for the new Board. Cleaning of mid-rise garages will occur at the end of the month or early June.

The recent additional expenditures listed were reported:

- Pot holes refilled - \$2950
- Pro Clean carpet cleaning of mid-rise halls - \$2340 plus tax
- Minor roof repairs and lawn debris pick up (Owen Miller) - \$1910
- Structural Engineer review - \$3600

The President reported that Woodhawk One insurance policies are paid in full and the the final cost will be \$24,000, more than budgeted for 2026.

Regarding the fence issue at the end of Thistle Trail, the President reported that officials from Mayfield Heights toured the fence area and that the responsibility for the cemetery fence lies with Knollwood Cemetery. The Mayfield Heights Building Department and Councilman Buffa will work with the city's attorney to investigate the matter. Old broken fence debris will be cleared. Installation of replacement fencing behind Thistle Trail will be addressed by the Board this summer and after the City responds.

Treasurer's Report

Charles Iseman reported that as of the end of April, the operating fund is approximately \$186,000, after the \$99,000 deposit for the replacement elevator for building 120 elevator was paid from operating funds. He also stated that reserves are approximately \$993,000: \$942,000 in certificates of deposit and \$51,000 in the reserve checking account.

As a result of the 2025 financial audit there is a need for Carlyle to revise and correct the Association's financial statements from December 2025 through April 2026.

Nancy Erdey reminded that the 2026 budget should also be revised to reflect the change in management fee charges, insurance, and other items. There will be no increase in homeowners HOA fees for 2026.

Elevator Modernization

Alex Schechter reported the order for materials and parts for the replacement elevator have been placed by the contractor (TK Elevator) and they are awaiting the shipment date, which will determine the work schedule. Work is scheduled to begin October 15th but may be moved up if TKE work schedules allows an earlier start date. The completion date will be no later than before Thanksgiving Day.

Unfinished Business

Capital Repairs for 2026: Alex Schechter reported that five driveways on Thistle Trail are tentatively scheduled for repair or replacement due to issues resulting from 2025 driveway replacements. Other capital repair such as retaining walls, gutters, and other driveways are yet to be determined and prioritized, with safety and structural issues being primary for repair. No roof replacements are scheduled for 2026.

Resident Issues:

Construction for Teal Trace Unit 22: Alex Schechter stated that the required documents have been received from the homeowner and all are in order.

Stephanie Farley moved and Charles Iseman seconded to approve the request for construction of a patio enclosure for unit 225 on Teal Trace, based on the information provided by the unit owner. All voted affirmatively; motion passed unanimously.

The Board discussed the Grill application from a resident and approved it with the stipulation that the grill not be near either of the outside walls of the unit's patio.

Annual Meeting - June 17, 2026

Nancy Erdey reported that the notice and proxy forms have been sent to unit owners and that tentative agenda has been developed. Three positions are up for election at the 2026 Annual Meeting.

NEW BUSINESS

Transition Committee

Woodhawk One records will be delivered by Carlyle and will be stored at the Master Board office. Carlyle will provide LMI an updated list of the homeowners.

Residents Directory

Don Snyderman suggested development of a directory for residents; discussion tabled for future.

New Residents Welcome Committee

Stephanie Farley said that the previously active welcoming committee would like to be revived by its participants. Two homeowners have volunteered to be on the committee. Stephanie Farley will coordinate committee.

EXECUTIVE SESSION [Confidential]

Minutes as Addendum (copy in Master of Minutes)

Next Meeting and Adjournment: The next Board meeting was set for June 9, 2026 at 4:00 p.m. in the Master Association Office meeting room. The meeting was adjourned by consensus at 5:04 p.m.

Respectfully submitted,

Celeste DiCillo
Assistant Secretary and Recording Secretary

Minutes approved _____ Date _____
Stephanie Farley, Secretary