

WOODHAWK CLUB ONE ASSOCIATION  
Meeting of the Board of Directors  
Thursday, April 16, 2026

**Present:**

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

**Guests:** Olga Osipoff, Property Manager

**Call to Order:** President Nancy Erdey called the meeting to order at 3:58 pm. A quorum was present.

**Approval of Minutes:** Stephanie Farley moved and Charles Iseman seconded to approve the Minutes of the Meeting of March 19, 2026. The Minutes were approved unanimously.

**Treasurer's Report (Charles Iseman):** No financial reports available at this time. The Treasurer reported that Peoples Bank offered a competitive interest rate to keep our reserve account at the Bank. It was decided that at this time the Association would retain its reserve fund at Peoples Bank. This will be re-evaluated again in a few months.

The President reported that homeowners owing HOA fees has been dramatically reduced from approximately \$100,000 to about \$15,000. One account is under legal review to see if it is at all collectible.

The President reported that \$256,781.40 was spent from capital reserves on repairs exclusively for the Woodhawk One town/carriage homes in 2025. This included replaced roofs, gutters, driveways, etc.

**President's Report (Nancy Erdey):** *See Executives Session.*

The President handed out a draft program for the Town Hall Meeting to be held on April 29, 2026.

**Elevator Modernization Report (Alex Schechter):** Alex Schechter reported on the status of the elevator modernization project. The contract with TKE is being fine-tuned and reviewed by attorneys. Signing is expected in the next two weeks. A check for the deposit has been cut. Work is expected to begin on October 15, 2026 and be completed before Thanksgiving Day.

UNFINISHED BUSINESS

**Capital Repairs for 2026:** A list of capital repairs for the Woodhawk One units has been compiled. Items were reviewed. A structural engineer was retained to reviewed proposed work

to determine any safety issues. No immediate safety issues were identified. The structural engineer will also provide criteria for bids for repair of roofs, gutters, retaining walls, driveways etc. so that bids can be obtained for the work. Once bids are received for proposed capital items for 2026 the Board will review and vote on the items and priorities (in May). A list will be published once the items are approved (late May and/or early June).

**Resident Issues:** The Board reviewed outstanding resident issues and requests.

A suggestion was made and accepted that the President send out a communication regarding landscaping to the Woodhawk One community.

Review of revised parking and contractor regulations was deferred until another Board meeting.

*EXECUTIVE SESSION [Notes attached/confidential]*

**Next Meeting and Adjournment:** The next meeting of the Board to be determined. The Board adjourned by consensus at 5:37 p.m.

Respectfully submitted,

Nancy C. Erdey  
Recording Secretary and President

Minutes approved \_\_\_\_\_ Date \_\_\_\_\_  
Stephanie Farley, Secretary

