

WOODHAWK CLUB ONE ASSOCIATION
Meeting of the Board of Directors
Thursday, February 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)

Guests: Olga Osipoff, Property Manager

Call to Order: President Nancy Erdey called the meeting to order at 4:04 pm. A quorum was present.

Approval of Minutes: Joe Rettman moved and Charles Iseman seconded to approve the Minutes of the Meetings of January 15, 2026 and February 11, 2026. The Minutes were approved unanimously with a minor edit.

The payment to Environmental Controls (\$7,289.95) was unanimously approved by email on February 15, 2026

Treasurer's Report (Charles Iseman): Charles Iseman reported that reserves were at approximately \$961,000 at end of January, and that final figures were yet to be received from Carlisle.

Several questions about the financial reporting were raised. The President stated that the reporting was unacceptable. Charles Iseman stated that he requested corrections from Chuck Schulman at Carlyle on February 19th and that he had handed a check for \$114,769.34 on October 15, 2025 to Heather Johnson at Carlyle for deposit. Charles has been asked to clarify holdings and deposits with the bank, Chuck Schulman, and Heather Johnson.

2026 Budget Review and Approval: Budget review and approval was deferred pending receipt of revised, corrected 2026 budget from Chuck Schulman.

Audit (2024 and 2025): Charles Iseman also reported that Cross and Associates will be providing a letter stating that the 2024 audit cannot be completed and the findings will probably be negative due to the lack of records. The Board wanted to move ahead with an audit for 2025 with a specific deadline.

Stephanie Farley moved and Charles Iseman seconded to approve the proposal from Cross and Associates for an audit of Woodhawk One financials for 2025. The cost of the audit is \$4,000 and is scheduled to be completed by March 31, 2026. The vote was unanimous to approve. The motion passed.

President's Report (Nancy Erdey):

Town Hall Meeting: Nancy Erdey reviewed the proposed agenda for the Town Hall meeting on February 25, 2026.

Annual Meeting: The Annual Meeting of the Association has been confirmed for June 17, 2026; the meeting room at the Mayfield Heights Aquatic Center has been reserved. Doors will open at 6:00 p.m., the meeting will begin at 6:30 p.m. and will end at 8 p.m.

Capital Projects for 2026: Nancy Erdey reported that the preliminary list for capital projects will be ready in March for the Board to review and prioritize.

Board Education: The President proposed inviting the contract specialist attorney from Kaman and Cusimano for a Board education session on contracts.

Master Board Issues: Nancy requested minutes, financials, and budgets by letter from the Master Board.

Landscaping: Nancy Erdey reported that the mid-rise flower pots cost \$4,010 last year, Woodhawk One had paid for the two pots that the Master Board is responsible for, and that a refund of \$875 from the Master Board has been requested. The pots are to be delivered to Premier, stored in the building garages, and the Landscaping Committee will be planting them this year.

Water /Sewer Bills: President Erdey stated that she had communicated to Chuck Shulman that the percentage of ownership used to calculate the owner's share of the water and sewer bills are specified in the 2006 amended bylaws, and that she had confirmed this with Kaman and Cusimano and communicated this to Chuck Shulman. She requested that the billings starting from July 2025 be corrected to reflect the correct percentages of ownership. After a short discussion, it was determined that the HOA fees probably could not be corrected at this point. Adjustments for the water/sewer billings will be made to the owners' current accounts.

Edward Jones: Nancy Erdey reported that she has asked Charles Iseman and Don Sneiderman to meet with the representatives of Edward Jones, an investment company, to explore an account with them for reserve funds. They will report back to the Board with their recommendation.

Elevator Modernization Report (Alex Schechter): Alex Schechter reported that TKE is aware that they will receive the contract very soon. TKE will require a staging area in the 120 garage and immediately next to the elevator room, which will need to be cleared with the parking space owners. TKE also will need a dumpster and parking for the crews. Alex stated that he is working on plans to provide the homeowners with some assistance during the elevator replacement process.

Nancy Erdey mentioned that she, Charles Iseman, Alex Schechter, and possibly Don Sneiderman, will discuss the possibility of a loan with Key Bank.

Property Manager's Report/Maintenance Manager's Report (January 2026): Olga Osipoff stated that a draft of a maintenance schedule was being developed. Discussion was postponed to a later meeting.

UNFINISHED BUSINESS

Alex Schechter stated that the attic furnaces in two buildings (140 and 160) were installed without a return duct which caused problems. A remedy will be discussed with Kaman and Cusimano for some resolution with the furnace installer about the installations, which caused some building damage and expenses that were paid by the Association.

NEW BUSINESS

Nancy Erdey stressed the importance of having formal contracts for all HOA approved work, and Alex Schechter suggested that consultants be hired for all structural improvements before contracts are signed for the work.

EXECUTIVE SESSION

Management Committee: Nancy Erdey reported on the committee progress and stated that the committee will present a recommendation(s) to the Board in March.

Landscape Committee: The committee has not yet met. Alex Schechter is talking to four landscaping companies who can handle our property. The deadline for bids is March 1st. Nancy Erdey stated that there will be no mulching this year as extensive mulching was done last year. The Landscape Committee will plant the container pots for use in the fronts of the mid-rise buildings. The cost is budgeted at \$2,000. These items will save approximately \$34,000 over last year.

Next Meeting and Adjournment: The next meeting of the Board was set for March 5, 2026 at 6:30 p.m. in Master Association Office. The Board adjourned by consensus at 5:24 p.m.

Respectfully submitted,

Celeste DiCillo, Assistant Secretary and Recording Secretary

Minutes approved _____ Date _____

Stephanie Farley, Secretary