

**WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
July 19, 2008
WFCA Clubhouse 9:00 AM**

1. CALL TO ORDER

The meeting was called to order by Jay Fluet at 9:05 AM.

2. ROLL CALL

All Board members were present: Jay Fluet, President; Juanita Rucker, Secretary, Barry McConnell, Treasurer and Caryl Buckstein, Member at Large. Mitchell Powell of the Property Management Company was also in attendance.

3. NOTICE AND WAIVER OF NOTICE

The President announced the time, date and place at the last Board Meeting; Homeowners were informally notified of the date and time of the Board meeting; notices were put up on all mail kiosks and at each of the five entrances to the community

4. DETERMINATION OF QUORUM

A quorum was present.

5. READING AND APPROVAL OF MINUTES

The June 2008 Minutes were approved with one minor word change.

6. HOMEOWNER'S FORUM

7. UNFINISHED BUSINESS

7.1. Balconies: Motion by Jay to finish all remaining balcony repairs. The contract needs to be signed and upon inspection by Richard Boon should be completed within three (3) weeks.

7.2. HVAC Chiller Status: Boiler Number 1 needs a new break switch which costs about \$6,500.00. Boiler Number 2 is presently doing all the work and needs to be tweaked. Repairs on both boilers should be made before winter sets in.

7.3. The Association is awaiting the final bill for the roofing projects that have been completed. We are awaiting the final sign off from Richard Boon who has been out of town.

7.4. Decks Renovation: Decks on the buildings that have new roofs are 2/3 completed. These decks should be completed within the next two weeks and we will continue to work on balconies the rest of the summer.

8. NEW BUSINESS

Cable news. More information is necessary for the Board to be able to present to the community.

9. REPORT FROM COVENANT COMMUNITY SERVICES.

Monthly Courtesy Patrol Report reviewed before community by Mike Gargaro.
Balance sheet (after June bills) shows \$460,000 left to pay for roofs and decks.

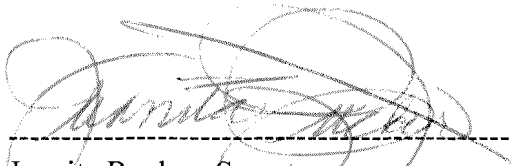
10. REPORT FROM MANAGEMENT

Mitchell Powell presented the financials. Our budget is on track and we are spending the community's money prudently.

10. NEXT BOARD MEETING will be held in the Clubhouse at 9:00 AM on August 16, 2008.

11. ADJOURNMENT was called by the President at 10:10 AM

Respectfully submitted this 16th day of August, 2008.



Juanita Rucker, Secretary
Woodstream Falls Condominium Association