

WOODSTREAM FALLS CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
November 21, 2009
Clubhouse 9:00 AM

8:00 a.m. Executive Session:

The Board of Directors Present: Vacant Position-President; Pansy Moore-Secretary, Managing Agent, Barry McConnell-Treasurer-Maintenance Manger, Juanita Rucker-Vice President, Jay Fluet, At-Large, new board member Boris Lipkind a quorum was present.

Election of Officers: President – Barry McConnell – 4 votes for Barry 1 vote for Boris; Vice President – Boris Lipkind – 4 votes for Boris 1 vote for Juanita; Treasurer – Neil Adam unanimous; Secretary (officer position only) Pansy Moore- unanimous. Members-at-Large Jay Fluet and Juanita Rucker. Co-Secretary officer position will be in place by December, 2009 mtg. Erica Crumpton will be considered.

1. CALL TO ORDER

Juanita Rucker-Vice President called the meeting to order at 9:05 AM. Sixteen homeowners and one renter were in attendance.

2. ROLL CALL

Board members present: Pansy Moore-Secretary, Managing Agent, Barry McConnell-Treasurer-Maintenance Manger, Juanita Rucker-Vice President, Jay Fluet, At-Large, new board member Boris Lipkind a quorum was present.

3. NOTICE

Homeowners were informally notified of the Board meeting and notices were posted on all mail kiosks and at each of the five entrances to the community.

4. DETERMINATION OF A QUORUM

A quorum was present.

5. READING AND APPROVAL OF MINUTES

Reading of the Minutes waived, October minutes approved.

6. HOMEOWNERS FORUM

1) #87 Recommendation to the Board to invest in pet friendly ice melt. Question regarding process for window installation. Response was to follow governing documents by submitting an architectural request document and having a qualified professional install the windows. It is the owners responsibility to install in accordance to the covenants.

2) #453 new homeowners requests a packet of the governing documents. Welcome new owners!

7. UNFINISHED BUSINESS

- 7.1** Announcement of Approved Contracts – Wackenhut was selected as the Association’s new security services provider and began work November 1, 2009; CAMS, LLC, Pansy Moore President, has renewed her contract with the Association for 2010, Homeworx, Managed by Barry McConnell has renewed his contract with the Association for 2010. The renewal of the Homeworx contract included a \$500 increase. CW Contractors contract for Snow Removal only through December 2009. A new landscaping and snow removal contract was awarded to All Phase Landscape for 2010.
- 7.2** ByLaws Committee- Boris Lipkind agreed to chair this committee. The new ByLaws Committee will continue to work of the previous committee and will receive direction and leadership from Boris regarding an efficient method in which to complete 3 scrubbing of this document. The Board President will disseminate dates for completion.

The Grounds Committee, Chaired by Joyce Taylor will remain in tact.

Newly recommended committees: Finance- Chaired by Barry McConnell, Revitalization- Chaired by Neil Adam, Rules Chair-TDB.

8. NEW BUSINESS

- 8.1** Election of Board positions in accordance with Article V-2) Election of Officers. (This election was held in the Executive session see notes above)

Board member Pansy Moore tendered her resignation effective immediately. She stated for the record that it has become wearying to continue to deal with the challenge of the false rumors spread in a derogatory and reckless manner with complete disregard for the truth; being called racial slurs witnessed by security staff accusations of stealing funds from the community, corruption, mismanagement, negligence and stupidity. In addition to the experience of documents and money being thrown at her in a menacing manner, being harassed for documents requests that have all been met, observing members lurking outside her windows continues to be concerned regarding her reputation, person and safety and the outrageous, uncivilized, indecent abuse will no longer be tolerated. She welcomed new board member Boris Lipkind and stated he may have a positive contribution to the Board.

Mrs. Moore also stated for the record that she is proud to serve on one of the most transparent, productive, passionate Boards who consistently demonstrate integrity and a willingness to include all opinions and is happy to continue as the Managing Agent in 2010.

- 8.2** The Board requested parties interested in an appointment to the newly vacated seat from the membership present at the Board of Directors meeting. Four members vied for the seat as follows:

Neil Adam – Investor. Owners 7 units-2 years Skill set: Real Estate and Mathematician background.

Ron Morse – Owner occupant of 1 unit 2 months. Skill set: Sales and Finance and is a retiree from Pepsi Corp.

Chu Son – Investor. Owns 22 units 2 years. Skill set: IT and is the manager of his own business.

Erica Crumpton – Owner occupant of 1 unit 4 years. Skill set: Investment Banking, Executive Assistant at an IT company enjoys taking minutes.

The Board asked questions of the potential appointees, voted by secret ballot, and appointed Neil Adam to the vacant seat. He will serve the remaining term of Pansy Moore, which expires 2011.

9. REPORT FROM COVENANT COMMUNITY SERVICES

- 9.1 Jackey Alderman – Wackenhut Quality Assurance Officer states community is safe. He recommends an upgrade to the lighting to assist community members after dark.

10. REPORT FROM MANAGEMENT

10.1 Treasurer- McConnell provided an overview of the Balance sheets. The Association continues to be in stable financial condition. The October, 2009 financials indicate that the Association invested \$10,000 in the 9 month CD that matured in October. The Association remains ahead of budget in the areas of temporary labor, utilities and collections.

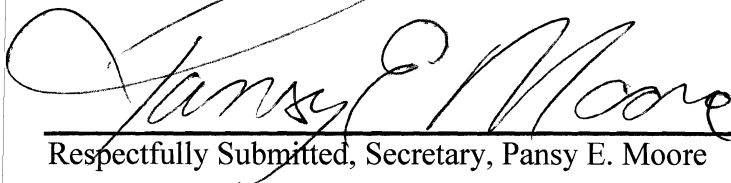
Managing Agent – No Report

11. ADJOURNMENT

Adjournment was at 10:50 A.M.

12. NEXT MEETING

December 19, 2009, 9:00 a.m. Clubhouse

 Dec. 19, 2009
Respectfully Submitted, Secretary, Pansy E. Moore