

WIND MEADOWS CORPORATION
BOARD OF DIRECTORS MEETING MINUTES
Monday, March 16th, 2026 – 6:30 P.M.

I. Call Meeting to Order, President

Vice President Carmen Gaspero called the meeting to order at 6:30 pm.

II. Roll Call, Secretary

The following directors were in attendance via Zoom: Sue Lange Pruitt, Courtney Leisen, Claudia Simonson, Selena Muro, Ashley Mielcarek, Carmen Gaspero, Dan Crispin, Cary Anastasio, and Cory Washkevich. Carrie Amos from Washington Properties, Inc., project manager for Wind Meadows, was present via Zoom. Not present: Marci Boucher, Bob Randleman.

III. Discuss and motion for the February 2026 Board Meeting Minutes

The February 2026 Board Meeting minutes were reviewed. A concern was brought forth that the process for welcome box distribution was incorrectly reflected in the minutes. After discussion, the topic was tabled until the April meeting, when a vote will be taken. Sue Lange Pruitt made a motion to accept the February 2026 Board Meeting minutes, with the removal of the language that describes the delivery of the welcome boxes. Dan Crispin seconded the motion, which passed without dissent.

IV. Discuss and motion for the February 2026 Financial Statements

Cary Anastasio presented the February 2026 financial statements. Dan Crispin made a motion to accept the February 2026 financials. Courtney Leisen seconded the motion, which carried without dissent.

V. ARC Proposals

- A. 136 Lakefield Ct. (windows)
- B. 125 W Campus Ct
- C. 6 Shorewood Ct.
- D. 136 Lakefield Ct. (patio)
- E. 8 Cherrywood Ct.
- F. 5 Shorewood Ct.
- G. 151 W Parkfield Ct. (with modifications after discussion with ARC)

Cary Anastasio made a motion to accept the ARC proposals. Dan Crispin seconded the motion, which carried without dissent.

VI. Committee Reports

- A. **Leisure Center Committee (LCC).** LCC Chair Selena Muro provided the update.
 - 1. Interested members for appointments. The Board voted on the following members for appointment to the LCC:

- Reappoint: Carmen Gaspero, Karen Rcupero, Selena Muro
Sue Lange Pruitt made a motion to reappoint the three members, which was seconded by Cary Anastasio and carried without dissent. The Board thanks Don Allen and Philip Hood for their service to the LCC and the Wind Meadows community!
2. Drool in the Pool. Drool in the Pool is being canceled due to potential risk to the pool filter and for paint damage.
 3. Dog Park Follow-Up. The LCC reported the results from the dog park survey. There were 156 responses, 49.4 favorable, 36.5 unfavorable, 14.1 maybe, with more information. The LCC will review and discuss at the next LCC meeting.

B. Architectural Review Committee.

1. Interested members for appointments. The Board voted on the following members for appointment to the ARC:
 - Reappointment: Liz Hoppe (PSA 1)
 - Newly appointed: Susan Arts (PSA 8, replacing the late Jim Kroll)
 - Newly appointed: Mary Chovan (PSA 2)

Selena Muro made a motion to accept Liz, Susan, and Mary each for 2-year terms on the ARC. The motion was seconded by Dan Crispin and carried, with one dissent. The Board congratulates Liz, Susan, and Mary on their appointments and thanks them for their participation!

Gerry Lipor generously volunteered to serve, but because she had already served on the ARC, the Board voted to select Mary Chovan. The Board thanks Gerry for her interest in serving Wind Meadows!

VII. Motion to open the floor to the members.

Cary Anastasio made the motion to open the floor, which was seconded by Dan Crispin. No comments were made during the open comment period.

VIII. Motion to close the floor to the members

Sue Lange Pruitt made a motion to close the floor to members, which was seconded by Dan Crispin.

IX. Old Business

- A. Follow up on residents' comments from the previous meeting.** There were no comments from the February meeting.

- B. POL.005 Corporate Insurance – Deductible revision.** The board reviewed the proposed language revision to policy number POL.005, substantive revision as follows:

All such insurance shall be obtained in the name of the WMC, the owners and their mortgages as their interest may appear. The cost of insurance shall be

shared on a beneficial basis as described later in this corporate policy statement. **In the event of a claim within PSA I, II, III, V, VI, or VIII (168 members), the cost of the deductible shall be borne equally by all 168 members of the PSAs regardless of the PSA in which the claim originates. In the event of a claim affecting the Leisure Center and/or the Wind Meadows amenities, the cost of the deductible shall be borne equally by all 316 members in all PSAs in Wind Meadows (PSAs I, II, III, IV, V, VI, VII, and VIII).**

Cary Anastasio made a motion to approve the proposed language. Sue Lange Pruitt seconded the motion, which carried without dissent.

C. **Other Old Business.** There was no other old business brought to the floor.

X. New Business

A. **Board Packet Availability.** Cory Washkevich brought up again the issue of sharing the entire board packet with the membership, excluding privileged legal or personal communications, with all residents prior to meetings. The Board discussed the pros and cons at length. Cory Washkevich made a motion to share the board packet with all residents, excluding minutes, financials, and ARC proposals. The motion was seconded by Courtney Leisen. A roll call vote was taken. Three directors were in favor and six opposed; the motion did not pass.

B. **Defibrillator.** Carrie Amos provided the Board with preliminary and basic information regarding the installation of a defibrillator either near the tennis courts or at the Leisure Center Clubhouse. The Board discussed the defibrillator cost, location, and any training for operation. Carrie Amos will do more research and present at a future meeting.

C. **Other Old Business.** There was no other old business brought to the floor.

XI. Correspondence to Review. There was no correspondence to the Board.

XII. Motion to Adjourn. A motion was made to adjourn by Sue Lange Pruitt at 7:37 p.m.

Cory Waskevich
Secretary