

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

**I. Call Meeting to Order, President**

President Marci Boucher called the meeting to order at 6:30 pm

**II. Roll Call, Secretary**

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

**III. Review and motion for the January 2026 Board Meeting Minutes**

Bob Randleman made a motion to accept the minutes of the January 2026 Board Meeting. Dan Crispin seconded the motion, which passed without dissent.

**IV. Review and motion for the January 2026 Financial Statements**

A. Cary Anastasio presented the January 2026 financials.

Bob Randleman made a motion to accept the January 2026 Financials. Selena Muro seconded the motion, which carried without dissent.

**V. ARC Proposals**

A. 10 Pinewood Ct.

B. 6 Redwood Ct.

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

**VI. Committee Reports**

A. Leisure Center Committee (LCC) Updates, Selena Muro

1. The committee seeks approval to purchase 4 umbrellas at \$38 each.

Bob Randleman motioned to approve the purchase. The motion was seconded by Cary Anastasio and passed without dissent.

2. Potential events in 2026 were presented, including a last day of the pool “Drool in the Pool” for dogs. Concerns about dog hair clogging and the aging filter were discussed. Carrie will discuss it with T.J., and we will revisit it later.

3. Welcome boxes - Carrie will notify the PSA directors after home transfers ownership.

4. Dog Park PowerPoint Presentation-Selena presented the proposal for a new amenity, a dog park to be located behind the pool.

Discussion points:

- Concerns about the separation between large and small dogs.
- The location is too remote to be ADA-compliant without a paved path.
- Concerns that the fence proposed would not be aesthetically pleasing to the neighborhood.
- Concerns that the fence proposed would not be high enough to contain larger dogs.
- Concerning the cost, it will be too high to do the project at Wind Meadows aesthetics.

- A poll was suggested to gain information on what people are willing to support. Selena and Cory will work with Carrie to send out a poll to gather resident interest.

B. Insurance Committee Update, Bob Randleman

Discussion points:

- WMC has been "over-marketed" for the past 20+ years, making it challenging to secure competitive new pricing.
- Insurance agent John Daniels (President of Fidelis Insurance Services) Recommended that WMC remain with its current carrier for at least three years. This "resting period" is intended to allow the property to present as a "fresh" risk to the market for future bidding.  
The insurance committee has formally agreed to this multi-year stabilization process.
- In December 2025, the Wind Meadows (WMC) Insurance Committee discussed a change to the distribution of insurance deductible costs.
- The proposal outlines two distinct sharing structures based on the nature of the claim; A motion to accept this change would be needed by the BOD.
- PSA Specific Claims (168 Units)
  - Target Groups: The deductible cost for claims involving units within PSA I, II, III, V, VI, and VIII would be shared equally among all 168 multi-style units across these specific areas.
  - Logic: Because the master insurance policy provides uniform coverage for building exterior across these PSAs, the committee recommends that the financial responsibility for any applicable deductible be shared by the entire group, regardless of which individual PSA was directly affected by the event.
- Leisure Center & Common Area Claims (316 Units)
  - Target Groups: If an insurance claim is filed for the Leisure Center or other Common Area elements, the deductible cost would be shared among all 316 homeowners in the community.
  - Logic: WMC owns and maintains shared common spaces (such as the 13-acre lake, pool, and tennis courts) through a unified corporation. Therefore, liability or property damage to these shared assets is considered a community-wide responsibility.
- Other Important Homeowner Considerations
  - Deductible Amount: The current carrier, Greater New York (GNY), utilizes \$10,000 deductible for liability and property damage.
  - Personal Coverage (HO-6): Residents are strongly advised to check their personal homeowner's insurance policies to see if they include Loss Assessment Coverage. This specific coverage may help reimburse a homeowner for their portion of a special assessment levied by the association to cover an insurance deductible.
  - Requirement: All residents must list Wind Meadows Corp as an "Additional Insured" on their personal policies and provide a COI (certificate of insurance) to the property manager each year.
- We will request to increase the deductible to 50k (from current 10k) and to change the internal policy to reflect point 3 above. This will be voted on in March.

### C. Reserve Study Committee

The Reserve committee has been filled with the following members:

Bob Hardy  
Debie Truckey  
Dottie Kay Bowersox  
Mary Ann Konsin  
Drew A. Franklin

A motion to accept the Reserve Committee as announced was made by Carmen Gaspero. Dan Crispin seconded the motion, which carried without dissent.

### VII. Motion to open the floor to the members.

Dan Crispin motioned to open the floor, and was seconded by Cory Washkevich.

A resident of Lake Meadow Dr spoke in support of the dog park and believes that having a new amenity would help keep our homes valuable. He also commented on Selena's presentation and thinks the poll should include as much information as possible to give residents everything they need.

### VIII. Motion to close the floor to the members

Bob Randleman motioned to close the floor, which was seconded by Dan Crispin.

### IX. Old Business

- A. Follow up on residents' comments from the previous meeting - no follow-up needed.
- B. Zoom-only meetings  
Cory Washkevich discussed revisiting the subject of Zoom-only meetings, aside from the annual meeting in January. Reasons presented were that the leisure center does not support hybrid participation well due to audio issues. She also stated that side conversations among board members can be distracting. With the addition of new board members, she suggests a re-vote.  
Cory Washkevich motioned to vote again on the issue, which was seconded by Selena Muro. A roll call vote was taken:  
In favor of all Zoom meetings: Marci Boucher, Courtney Leisen, Selena Muro, Ashley Mielcarek, Dan Crispin, Cary Anastasio, Cory Washkevich.  
Opposed to all zoom: Carmen Gaspero, Claudia Simonson, and Bob Randleman.  
Motion passed. All meetings going forward will be Zoom only, except for the Annual Membership meeting in January.
- C. Revisit approving an additional front door and storm door color, Carrie  
The Board discussed feedback from owners of PSAs 1, 2, 3, 5, 6, and 8 requesting the ability to choose from an approved list of door color options to avoid repainting newly installed doors to meet the Wind Meadows Red Specifications. A select list of complementary door colors was presented to the board for consideration as acceptable replacements for the current red doors. The topic is tabled until next April.
- D. Other Old business - no other new business was discussed.

### X. New Business

- A. Kaman & Cusimano Community Protection Program Renewal, Carrie  
Discussion points:
  - Renewal cost is budgeted for 2026.
  - Carrie stated they are great to work with and do not charge us for emailsDan Crispin motioned to approve the renewal. The motion was seconded by Bob Randleman, which carried without dissent.

- B. Caledonia Fire Department would like to use Meadow Lake for ice rescue training. Marci Boucher motioned to approve this activity. The motion was seconded by Cary Anastasio, which carried without dissent.

**XI. Correspondence to Review** - no additional correspondence was reviewed.

**XII. Motion to Adjourn**

A motion to adjourn was made at 7.52 p.m. by Bob Randleman and was seconded by Marci Boucher. The motion carried without dissent.

Cory Washkevich  
Secretary