

Wyngate Monthly Minutes

Date: July 22nd, 2025

Time: 7:00 p.m.

Location: Via Zoom

- I. Welcome/Call to Order - 7:00 pm
 - a. Board Attendees: Nancy Webb, Tom Worthington, Michael Dearing, Jeff Neilson and Stefanie Roberts
 - b. Rachel - Welch Randall
- II. Roofing Contractor Discussion
 - a. Reserve Funds availability discussed
 - b. Special Assessment will be required
 - c. Start date of in the Spring vs. immediately
 - d. Warranty Status Discussed
 - e. Legal Options in pursuit of further insurance coverage
 - f. Met with roofing contractor for final overview, next steps and discussion
- III. Additional Items Tasks
 - a. Concrete repairs for steps
 - b. Facebook open for community to join
 - c. Reserve Study Discussion
 - d. Community Followup Meeting 8/26
 - e. Annual Meeting dates discussed - 9/30 and 10/7
- IV. Financial Review provided via email
 - a. Balance Sheet
 - b. Income Statement
 - c. Delinquency Report
- V. Next Meeting - August 19, 2025 - 7:00 pm
- VI. Adjournment - 9:15 pm