

Windchase CONDOMINIUM ASSOCIATION

Board of Directors Meeting – January 11, 2017

Minutes

CALLED TO ORDER:

President John Amentler called the meeting to order at 5:30 p.m.

BOARD MEMBERS ATTENDING:

John Amentler
Becky Ringwald
Charles Crumpton
Keith Harrod
Rick Johnson

ALSO ATTENDING:

Cheryl Kelley – Association Manager
Sandy Hulehan, J-12

APPROVAL OF MINUTES:

Rick made a motion to approve the minutes for the October and November Board of Directors meeting. Becky seconded. All were in favor.

FINANCIALS:

Cheryl presented the December financials, Cheryl stated 2016 financials were in good fiscal shape. E-4 Receivables were discussed, payments from owner have not continued, account is with attorney for collection. Board asked Cheryl to proceed with filing of lien and further collection proceedings. Rick made motion to approve the financials, Becky seconded, all in favor unanimously.

Old Business:

Landscaping:

Rick stated he has a proposal from Walders Landscaping to replace the entry plants.

Other landscape company request for entry plants have been high cost.

Rick will speak with Walders to negotiate price for plants and installation. Plan for planting later in February, due to possibility of freeze, January/February. Spring time, there are many areas where new plants are needed.

Rules & Regulations:

Rick has submitted violations to EPM office and letters are sent to owners and residents, copies of all letters are sent to Rick and John. Cheryl stated there are currently 2 units her office is in communication with regarding noise complaints, residents disagreeing. Cheryl is speaking with owners to resolve the issues.

New Business:

J Building, M & H Repairs:

Water damage from pin hole water line leak, caused termites to attract to interior walls, causing interior wall damage in wall behind kitchen in J, though Florida Pest treated area, contract does not cover Ferosa Termites, Contract covers for SubTerrean.

John stated repairs are underway in unit's J 10 & 12, John has organized the M&H work, as well as coordinated with residents. Insurance claim has been made, although the deductible for the claim is \$5000. Ins Rep has been in touch with John and EPM office.

Cox Cable, Exclusive Marketing offer:

Cox Cable has made a Marketing offer to Association. Offer is to give Association a return of \$ % of cable service residents use, for cable, internet, etc.

In turn Association, would market Cox Services to residents. Cox is the main carrier for cable in Pensacola, most residents use anyway. Board wants more info on this, Mr. Tuck will be asked to attend the next meeting.

Pool Water Cooler:

Maintenance reported Water cooler out, prices to replace, ranging from \$360-500, new compressor needed, therefore all new water cooler. Board decided not to replace.

Other Business:

Hiller Systems serviced all the fire extinguishers on site, located in all common breezeways; This is an insurance requirement and fire state regulated. John questioned the invoice price as it is 2100.00, some the extinguishers needed a 6-year service, some new parts, 4 replaced, etc., invoice detailed all the service. John stated he would've like to get estimate from other companies. (after meeting, other companies in town are limited, and costs are the same for this service/maintenance) Last year costs were lower, but not as many extinguishers needed improvements/ charging / replaced as this years' service did.

ADJOURNMENT:

The meeting adjourned at 6:40 p.m.