

WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

February 10, 2015

Minutes

BOARD MEMBERS PRESENT:

Ken Curry
Becky Ringwald
Rick Johnson
John Amentler
Erika Stamets
Betty Wilson

OTHERS PRESENT:

Cheryl Kelley, Etheridge Prop. Mgmt.

CALL TO ORDER AND APPROVAL OF THE MINUTES:

Ken Curry, President, called the meeting to order at 5:30 p.m.

Approval of Minutes:

John Amentler made a motion to approve the minutes from the January 13th, BOD meeting, Rick Johnson seconded, approved unanimously.

January Financial Statements

Cheryl Kelley discussed the financial statements for January 2015. The financial Report reflected monthly income of 39606.94 and total expenses of 21921.04 for a net operating income of 17685.90. Reserve & Insurance Transfer were made. Draw of 2100.00 made to M&H for Siding Repairs, Funds to be transferred from Reserve when work is paid in full and complete.

Receivables- There was discussion regarding receivables, Becky asked about those who with outstanding balance over 30days, Cheryl informed the board that all owners with a balance are sent a statement on the 15th of the month. January receivables reflect a credit for many owners, total Credit of - 7894.14 as of 1/31/15.

Old Business:

- A. Landscaping:** Ken Curry stated that Walders is doing a better job, landscapers are performing better. There was discussion as to the spring work to be done, trimming of Crepe Myrtles to done in February and cutting down yucca plant by J-2, Trimming of Palm tree by O-2.
- B. Hardie Board Replacement for Breezeway and Patios:**

John Amentler informed the board that the project (for select buildings as stated on the contract) began in January. Deposit to M & H Construction has been distributed in the amount of \$2100.00. Total Cost \$ 6350.00. 3 Breezeways and 9 patios areas are currently being worked on. 2 of 3 breezeways are completed. 5 of 9 patios are completed.
- C. Proposals for Fence line clearing/Fence Repairs behind K,L, M:**

The proposal from Walders was presented, Bid to remove fence section and clean up debris, install 90 ft of 5ft chain link fence, cementing post \$1375.00. Estimate from Hurricane fence for fence install only \$1597.50. Sellers Bid from last month for clearing of fence line only 815.00.

Rick Johnson made a motion to accept Walders proposal for clearing and 90ft of fence, in addition funds to taken from Reserves/ Retention Pond Acct. Becky seconded, all approved.

D. Resident Compliance with Rules and Regulations:

The board had discussion regarding recent issues with resident compliance, as to # of Pets allowed per unit, (2 pets maximum allowed) installation of Security lights onto common area balcony boards, & Renters compliance in general with Rules & Regulations. Ken reiterated that the rules state a fining system. Residents are informed of the violation and are given 14 days to comply; they may appeal and request a hearing with the Windchase Fining Committee. A fine may be assessed of up to 25.00 if not corrected, and as per Florida Statute, fine may accrue at the rate of one hundred dollars per day up to one thousand dollars per incident.

New Business:

A. Proposal for Painting Balcony Exterior facing Boards

Ken Curry requested EPM survey the balcony boards running along base of balconies for screws rusting/running stains along wood work, especially the area facing west. EPM proposal to paint is 1500-1800.00 for 79 boards, Board discussed; it was decided to paint all boards with total only 88, not much difference. Cheryl stated that she would see that all the boards are painted within that cost. John made a motion to paint all 88 boards, Rick seconded, all in favor unanimously.

B. Proposal for Painting South side of Pool Fence:

South side of pool fence need painting, as requested at January meeting. EPM proposal to paint \$1100.00 -1300.00. Becky requested to be sure the Semi-gloss paint is used. Becky made a motion to accept proposal, Rick seconded, all in favor unanimously.

C. Pressure Washing Proposal from Aqua Tech:

Aqua Tech performed the pressure washing last year, and all agree that they performed a good job. Proposal to Spot wash buildings, surface clean breeze way, sidewalks and curbs. \$3500.00. Becky made the motion to accept Aqua Tech proposal, with the funds to taken from Reserve Painting Acct. Rick seconded, all in favor unanimously.

Note: Pressure washing to be completed end of February, and then proceed with the painting of the balcony boards.

Next BOD meeting will be March 10, 2015

There was no further business and the meeting adjourned at 6:30.

Respectfully submitted,

Cheryl Kelley, Association Manager