

WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

April 14, 2015

MINUTES

BOARD MEMBERS ATTENDING:

Ken Curry
Rick Johnson
Erika Stamets
Charles Crumpton
Becky Ringwald
Keith Herrod

OTHERS ATTENDING:

Cheryl Kelley – Association Manager
Eric Frulla

CALLED TO ORDER:

The meeting was called to order by Ken Curry at 5:30 p.m.

APPROVAL OF MINUTES:

Becky Ringwald motioned to approve the Minutes from the March 10, 2015 meeting. Rick Johnson seconded. All in favor.

FINANCIALS:

The March 31, 2015 Financials were presented by Cheryl Kelley. Total Revenues are \$30,997.00. Total Expenses are \$20,168.00. Net Operating Incoming is \$10,828.00. Reserve Transfer was made. Painting and Retention Pond transfers were made from the Reserve account to reimburse.

Cheryl informed the Board that Sentinel Bank had taken over Doral Bank. The CD money market that Windchase Bay currently has will have rate changes through December 31, 2015. Starting January 1, 2016 there will be a 1.5% difference lower than the current CD rate from Sentinel Bank.

The Reserve break down was noted. No questions were asked. The General Ledger was presented. No questions were asked.

We went over the Receivables. There were three that were over 30 and 60 days overdue. Notice of Liens and Statements have been sent to all owners with a balance due. Cheryl will follow up to make sure that NOL's have been sent.

OLD BUSINESS:

LANDSCAPING:

The first of next week, Etheridge Property Management will be putting out the herbicide, fertilizer and ant control on the grass. Walders will be called again because they continue to break sprinkler heads when they're there to do service. Mike and Caroline Walders will be contacted. We're also asking that the St. Augustine Grass be kept at 3-4 inch height when they cut the grass. That has been requested and will continue to be requested from Walders. Discussions about working on the first entrance off of Scenic and working on the Hide Park entrance plants. Cheryl will call Walders and inquire on the status of that.

There is a proposal from Walders for the J building around the J-10 curb for new sod. The proposal is \$750.00 to break up the ground and install a pallet of sod. Becky said that this is a test to see how they do because there are other areas that need to be done. This work will be requested after they finish the entrance work. Becky made a motion to accept that proposal. Rick seconded. All in favor.

HARDIE BOARD REPLACEMENT FOR BREEZEWAYS & PATIOS – UPDATE:

All of the Hardie Board has been replaced except for O building where termites were discovered. We are waiting on Florida Pest Control to send their contractor to finish the termite damage repair. Then, H&M will come back and replace those boards, finish painting and the project will soon be completed.

RESIDENT COMPLIANCE:

Resident's compliance was discussed by the Board. Several issues are going on. There were some hurricane shutters on O-2. Those have been taken down. The residents issue in A building has moved out. There is a resident in one of the units that has three (3) pets. Two (2) pets is the limit. They will be given notice.

NEW BUSINESS:

There is a tree at D building that has some rotten wood and the trunk has some suspect of some deterioration on the inside. We're asking for an estimate from Mack Tree Service's to take a look at the tree at D building and do some other tree trimming. Becky will mark the trees at the G and J buildings that need to be trimmed, as well as various trees on the property. We're requesting that Mack come out and give us an estimate on those trees.

Eric Frulla was present at the meeting. He was a former Board Member. He was out of the country at the time of election and the Annual Meeting. Becky made a motion to accept Eric on the Board of Directors. Rick seconded. All in favor.

ADJOURNMENT:

The meeting adjourned at 6:13 p.m.