

# WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

May 10, 2016

## MINUTES

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### **BOARD MEMBERS ATTENDING:**

Erika Staments  
Rick Johnson  
Becky Ringwald  
Betty Wilson

### **OTHERS ATTENDING:**

Cheryl Kelley – Association Manager  
Nancy Loy A-2

### **CALLED TO ORDER:**

The meeting was called to order by Becky Ringwald at 5:33 p.m.

### **APPROVAL OF MINUTES:**

Rick motioned to approve the Minutes from the April 12, 2016 meeting. Erika seconded. All in favor.

### **FINANCIALS:**

April financials were presented by Cheryl Kelley. Total Revenues \$29,038.26 Total Expenses are \$25,908.83. Net Operating Income is \$7,069.43. Reserve transfer was made of 3,940.00  
Reserve Account breakdown and Age Receivables presented. Receivables; Cheryl stated that the receivables are in good shape. One account with attorney for collection.

### **OLD BUSINESS:**

#### **Landscaping:**

There was discussion of the front entry/Hyde Park entry, landscaping.  
Cheryl to contact Walders, regarding change of recent crews, need for sidewalk weed control.

#### **Roof Cleaning and Pressure Washing:**

Aqua Tech has been approved for the roof cleaning, Cheryl has requested quote for the usual spring pressure washing, Roof Cleaning to be scheduled asap.

#### **Patio and Breezeway siding repairs**

John Amentler was not present, tabled for now. John has requested estimates from M & H.

#### **T Building North Drainage ditch**

Tabled

### **NEW BUSINESS:**

A-2 Leak- Brick caulking/wall repairs have been made & Air Care Wizards has completed the Mold remediation. Due to the fact there has not been a significant rain lately, EPM will conduct a water test. The sheetrock repairs will be finished after assurance that there is no longer a leak in the wall.

### **ADJOURNMENT:**

The meeting adjourned at 6:21p.m.