

WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

July 12, 2016

MINUTES

BOARD MEMBERS ATTENDING:

Becky Ringwald
Rick Johnson
John Amentler
Betty Wilson
Charles Crumpton
Keith Harrod
Erika Stamets

OTHERS ATTENDING:

Cheryl Kelley – Association Manager

CALLED TO ORDER:

The meeting was called to order by Becky Ringwald at 5:35 p.m.

APPROVAL OF MINUTES:

June minutes were not available at the July meeting, copy file was incorrect.
June minutes will be approved at the August meeting.

FINANCIALS:

June financials were presented by Cheryl Kelley. Reserve Account breakdown and Age Receivables presented.

OLD BUSINESS:

Landscaping:

Sprinkler System:

Rewiring on sprinkler system is needed in several zones. Company used 2 years ago will be contacted as they are familiar with the re-wire. Call Walders Landscaping back about weeds in sidewalks and curbs. Dead bush by G & H.

Roof Cleaning and Pressure Washing:

Pressure washing estimate was discussed, estimate \$3800.00, Tabled at June meeting, due to M&H Siding work to be completed.

It was agreed by all that the power washing is needed ASAP, Rick made motion to accept power wash bid, Betty seconded, all in favor.

Patio and Breezeway siding repair

John Amentler presented update regarding M & H for additional siding work.

5 breezeways completed/4 patios, were approved, 3 finished, took off 1 breezeway from estimate
Pool siding needs repaired, John will call M & H.

NEW BUSINESS:

Rules and Regulations:

As per June meeting, remember:

Board discussed the patios, breezeways & balconies, need for all residents to be compliant to the Rules and Regulations. Many recent requests for Dog door onto balconies, board decided this will not be allowed, as owners need to be vigilant in the behavior of pets, and pets will not be allowed to go onto balconies without owner supervision. This is also is consideration for neighbor's below/downstairs patios.

No dog door openings from condo on balconies will be allowed.

This is as per Windchase documents, no cosmetic changes allowed to buildings.

Hurricane Tips: Handout for residents has been updated and will be distributed.

Thank you Rick and Becky!

Maintenance:

I-1 to Paint fence, owner replaced boards, I -4 paint faded fence area.

There was discussion about changing the spot lights bulbs to LED, Board to look into fixture required and update as needed.

ADJOURNMENT:

The meeting adjourned at 6:26p.m.