

# WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

December 1, 2015

## MINUTES

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### **BOARD MEMBERS ATTENDING:**

Ericka Staments  
Rick Johnson  
Becky Ringwald  
Betty Wilson  
John Amentler  
Charles Crumpton  
Keith Harrod

### **OTHERS ATTENDING:**

Cheryl Kelley – Association Manage  
Larry Richardson  
Neal Smith  
Nancy Loy  
Sarah Adcox  
Don Ravinski  
Dale Jones

### **CALLED TO ORDER:** Directly after Annual Meeting

The meeting was called to order by Becky Ringwald at 6:44 p.m.

### **Election of Officers for 2016:**

President- Becky Ringwald, John motion to approve, Erika seconded, all in favor  
Vice-President- Rick Johnson, John motion to approve, Erika seconded, all in favor  
Secretary- Rick Johnson agreed to continue as Secretary  
Treasurer- John Amentler agreed to continue as Treasurer

### **APPROVAL OF MINUTES:**

John motioned to approve the Minutes from the September, 2015 meeting. Rick seconded. All in favor.  
October (no quorum of board present)

### **FINANCIALS:**

October 31, 2015 financials were presented by Cheryl Kelley. Total Revenues \$27,851.76 Total Expenses are \$21,165.70. Net Operating Incoming is \$6,686.06. 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. Owners that were previously in arrears have either paid in full and /or making payments on accounts. Currently 3 accounts are over 31-60 days.

**2016 Budget:** 2016 Budget presented at annual meeting, Rick made a motion for approval, Betty seconded, All in favor.

### **OLD BUSINESS:**

Keith Harrod presented to proposals from Northwest Florida A/C, LLC, for owners information

- AC existing drain line, add a float switch to each one; and run the drains out by each individual ac unit for a price of \$95.00 per line
- Offer for A/C-Heating System twice a year spring and fall maintenance check for \$59.95 per check.

Keith reminded all residents, the light switch in the upstairs unit's, laundry room is for the attic circulating fan. Residents are encouraged to keep the switch in the "on" position, especially in the extreme heat conditions summer months.

**NEW BUSINESS:** There was discussion for the need of Roof Cleaning, Cheryl to obtain estimates for next board meeting.

### **ADJOURNMENT:**

The meeting adjourned at 7:10p.m.