WINDCHASE BAY CONDOMINIUM ASSOCIATION
Board of Directors Meeting
January 12, 2010

BOARD MEMBERS PRESENT

Ken Curry
Charles Crumpton
Becky Ringwald
Babs Applegate
Erika Stamets
Larry Richardson
Eric Frulla

OTHERS PRESENT

Ray Etheridge, Property Manager

CALL TO ORDER & APPROVAL OF MINUTES

Ken Curry, President, called the meeting to order at 5:30 p.m. Eric Frulla made a motion to approve the minutes of the October 13, and November 18, 2009 meetings. Babs Applegate seconded this motion, which passed unanimously.

FINANCIAL REPORT

The December, 2009 Financial Statement was discussed. The Association's collections for the month were $1,295.00 over budget and for the year is $2,364.00. There were a large amount of assessments owed at the end of 2008; however. Expenses were reviewed, our insurance transfers were made, as well as our reserve transfers. Each line item of expense was discussed. Ray pointed out to the Board of Directors that the exterior siding repairs for the month were $2,000.00. He had estimated this invoice at a savings to the Association of $520.00. This is below what the contract had bid for this work. The Association closed the year, $577.00 under budget for exterior siding repairs. Sprinkler repairs were $3,172.00 under budget for the year. Cash in the bank accounts were reviewed, along with our total reserve amount. The accounts receivable was reviewed. As stated earlier, there was some improvement in the receivable and one (1) owner has paid this month as well. We still have a unit in foreclosure, and three (3) units turned over to the attorney for collections. In addition, the Association has liens on not only the units that have been turned over to the attorney, but two (2) other units, which shortly will be turned over to the attorney for collections if not paid. The Board discussed that the Association could bill these owners who are chronically late for the entire year's assessment. Our Declaration will be looked at and determined at what stage this can be done. Ray was asked to check the liens that we have on properties, to make sure that all are within one (1) year of filing.

OLD BUSINESS

ROOF REDEEMERS

Roof Redeemers will be in town on Monday, January 25, 2010 to start the cleaning of the buildings. Curbs are included in the contract. They will be finished and leave town prior to noon on Friday.

POOL HOUSE DOORS
The replacement for the pool house doors have been approved by the Board of Directors. The doors have been installed, along with a coat of paint; however, at least one (1) additional coat of paint is needed to improve the appearance.

PROPERTY UPDATE
Ken Curry informed the Board of a bad transformer several days ago, that caused power outages to Buildings "C" & "D". Gulf Power has installed a new transformer.

Ken also informed the Board that because of quick action by two (2) of our Residents, who noticed smoke coming from one (1) or our units, the fire department was called, were promptly on site and able to remove a pan left on the stove unattended. This could have caused a fire. Letters have been sent to those residents and to the fire department, thanking all for their quick action in this matter.

The rotten steps by Unit #J-12 were discussed. Ray had looked at these, and determined that these steps will need to be replaced. Charles Crumpton asked that we get a price to install steel steps, and this will be done and brought to our next Board meeting.

Christmas trees were discussed. Several owners are putting the trees in the dumpster, which is O.K. Several trees have been taken from site by the maintenance people.

It was noted that several units have not installed screens. Some have been sent letters. Ray was asked to send these owners letters, notify them that they will be fined, and also to check the entire property for missing screens.

It was discussed that a unit in Building "S" has been doing repairs for many months now and disturbing neighbors. Ray will talk to this resident to find out what is going on, and when the work will be completed. In addition, Ray will inform this owner that he cannot work on Sunday mornings and disturb these neighbors. Ray will report back to the Board once he has contacted this Resident.

One (1) unit has a water hose just lying around, the needs to be cleaned up. Ray will check into this as well.

Ray was also asked to have the pool gate checked so that it would latch more easily.

ADJOURNMENT
There was no further business and the meeting adjourned at 6:25 p.m.

Respectfully Submitted,

Ray O. Etheridge