WINDCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting
February 9, 2010

BOARD MEMBERS PRESENT

Ken Curry
Larry Richardson
Becky Ringwald
Babs Applegate
Fleurette Fontaine
John Amentler
Eric Frulla

OTHERS PRESENT

Ronald Morris
Ray Etheridge, Property Manager

CALL TO ORDER & APPROVAL OF MINUTES

Ken Curry, President, called the meeting to order at 5:30 p.m. John Amentler made a motion to approve the minutes of the January 12, 2010 meeting. Eric Frulla seconded this motion, which passed unanimously.

FINANCIAL REPORT

The January Financial Statements were discussed. Collections for the month were $2,581.00 under budget. The Association collected late fees in the amount of $497.00. Expenses were reviewed. The Reserve transfers were made, as well as the Insurance Reserve transfer made into the Insurance Reserve account. Ray pointed out that the insurance expense for the month of $317.00 was for the Fidelity Bond. It was also pointed out that our contractor Roof Redeemers, were paid during the month of January in the amount of $6,000.00. The balances in all accounts were reviewed, as well as the total reserve balance. The Accounts Receivable was discussed in detail. "Notices of Intent to Lien" will be sent to eleven (11) additional units if these are not paid by the 15th. The attorney is working with two (2) units to work out a plan for payments. One (1) of those units being Unit #F-8, and the other being Unit #L-6. It is our hope that we will begin to collect dues from these units by the end of this month, or not later than next month. The total owed to the Association in uncollected dues is $14,252.00.

OLD BUSINESS

BREEZEWAY CLEANING

It was discussed that our cleaning of breezeways had gone fairly well, with a couple of complaints. A Resident stated that she had left a note not to enter her patio. The patio was entered, cleaned, and her electricity used. She will check her power bill and see if there is any difference, and if so, she will call Ray Etheridge for any reimbursement. We also discussed the Unit #N-1 was not cleaned because of the many plants, furniture, and mats that were on this

breezeway; therefore, the cleaning contractor would not clean. The owner is insistent that these be cleaned. He has been sent a letter by management informing him that the Association would have it cleaned if he would:

1. Take everything off of his patio, or

2. Sign the letter stating that he would not hold that Association, the Management Company, or the contractor responsible for any damage to any item left on the patio.

This letter has been sent, but we have not heard back from this owner.

PROPERTY UPDATE

BUILDING "J" STAIRWAY

The stairway at Building "J" was discussed. We received a request at the January meeting to obtain a price to install a metal or aluminum stairway. This has been done and the price was $4,950.00. The Board decided to go ahead and have this repaired, using the original material.

"RULES & REGULATION" VIOLATIONS - BUILDING "Q"

The noise, cooking on balconies and other problems was discussed regarding Building "Q". Mr. Morris was present, who owns two (2) units in this building. He asked the Board that they take whatever necessary legal steps to eliminate the noise, cooking on balconies, and other problems. He concern is that he will loose his Residents. The Board has fined these two (2) units; however, the problem still persists. Eric Frulla made a motion that Ray Etheridge contact the Association's attorney, asking him to send a letter to these two 2) owners, demanding that they follow the "Rules & Regulations" of Windchase Bay. Babs Applegate seconded this motion, which passed unanimously. It was also discussed that the Attorney send a letter to the Commanding Officer of the Owner of Unit #Q-5.

ALLIED WASTE

Ray received a letter from Allied Waste, whose contract for garbage service had been terminated in October, 2009. Subsequently, Allied Waste had sent a letter to the Association demanding payment; however, the Association did not owe payments. A letter by Certified Mail was sent to Allied Waste informing them that we did not owe for any services. In addition, Ray had discussed this on two (2) different occasions with officials at Allied Waste. Since the letter was sent, a call has been received from Allied Waste stating that yes, the Association did not owe money, the credits had not been applied, and that Windchase did not owe any funds to Allied Waste. Ray stated that he would send a follow-up letter to Allied Waste, stating that he had received this message, in order to have it on the record.

ECUA'S - CROSS CONNECTION CONTROL DEVICES
Ray distributed to the Board of Directors a letter from ECUA; whereby, they are requiring the Association to install cross connection control devices on all common lines. Estimates have been obtained for this, with the lowest being $4,510.00, with all devices being installed at once. The Board questioned the authority of ECUA to require these devices. Ray was asked to contact ECUA and ask for a copy of the State Statute requiring these devices installed. This will be on our agenda for our next meeting.

WOOD ROT
John Amentler discussed the wood rot. We still have building ends that are in need of major repair, with much rotted material on them, particularly those on the main drive, on the south ends of Buildings "C" & "D". John Amentler was not sure which other ones were in the worst condition and would need repair. John suggested that he get a price, and probably now would be a good time to get the best possible price, and have a contractor go ahead and repair these ends. This would probably take our entire budget for the year 2010. John stated that he would get a price from a contractor and bring to our next Board of Directors meeting.

Ray informed the Board of Directors that he had received a letter from Unit #N-1 stating that there was some wood rot on the side of the building and also some ceiling material that needed repairs. The Board authorized that these repairs go ahead and be made, and see if we could find a piece of nine (9) foot material to replace the one (1) rotted board. If not, a "Z" metal would need to be used to remove the rotted wood and replace.

Ray was asked to check for a window leak on Unit #G-1, check for a sprinkler head at Unit #R-9, and check the gutters at Unit #R-11.

ADJOURNMENT
There was no further business and the meeting adjourned at 6:45 p.m.

Respectfully Submitted,

Ray O. Etheridge