

# WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

July 14, 2015

## MINUTES

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### BOARD MEMBERS ATTENDING:

Ken Curry  
Rick Johnson  
Becky Ringwald  
Eric Frulla  
Betty Wilson  
John Amentler  
Ericka Staments

### OTHERS ATTENDING:

Cheryl Kelley – Association Manager  
Dale Jones T-7

### CALLED TO ORDER:

The meeting was called to order by Ken Curry at 5:30 p.m.

### APPROVAL OF MINUTES:

Eric motioned to approve the Minutes from the June 9, 2015 meeting. Rick Johnson seconded. All in favor.

### FINANCIALS:

June 30, 2015 financials were presented by Cheryl Kelley. Total Revenues are 26599. Total Expenses are \$20939. Net Operating Incoming is \$5660. Reserve transfer was made.

Reserve Account breakdown and Age Receivables presented. Receivables; 5 accounts will be sent Notice of Lien, 1 acct is already with attorney w/ lien filed. Statements have been sent to all owners with a balance due.

### OLD BUSINESS:

#### A. LANDSCAPING:

There was discussion among the board regarding the landscaper not performing complete service, 2 weeks in a row; crews did not complete the lawn maintenance due to rain. There was 2 weeks in a row without complete lawn service. Cheryl discussed this with Mike Walders and has requested a credit on the lawn invoice. There is an outstanding invoice for sod work; Cheryl will get with Mike to discuss credit for services not performed.

Walders Landscaping Proposal for Scenic Highway entrance; removal of Indian Hawthornes, clean up grasses, install knock out roses and mulch. The Board asked Cheryl to obtain another proposal from other landscaper.

#### B. HARDIE BOARD REPLACEMENT FOR BREEZEWAYS & PATIOS – UPDATE:

John Amentler reported that Florida Pest has paid and M& H has completed the siding work on O building. There is some trim painting around the windows left to do. John requested that EPM finish the painting while at Windchase for other painting coming up. Board agreed for EPM to finish the painting. John stated that more siding repairs will be planned in the fall. Ken stated that this will be discussed further after the insurance renewal in September.

### NEW BUSINESS:

- A. Remodeling- Contractors disposal of building materials; There have been recent incidents of contractors dumping building construction waste in the WC residential dumpsters. **This is not allowed.** Any owner or contractor performing renovations including but not limited to; any type of construction/appliance replacement, etc. must either remove the debris from the property or provide an appropriate, separate waste container.

B. Violation- Parking, Patios, Etc.

Parking issues addressed by board members, Cheryl will get letters to residents that are not parking properly, there continues to be the same residents/renters repeating parking violations. Residents are to park in designated parking places. Guest parking along Hyde Park and at the pool.

**Other Business:**

Betty asked about the Scenic Hwy sidewalk being extended/connected. Rick stated that he has looked into this before and he was informed that this is DOT property. City of Pensacola has not control on this. Rick will look back into it and inform the board at the next meeting.

GRILLS: Residents are reminded that **NO charcoal, gas or any open flame** type grill are allowed to be used on the patios or balconies. **This is a City & State Fire Code Ordinance.** Grills may only be used at least 10'+ from the building.

**ADJOURNMENT:**

The meeting adjourned at 6:20p.m.