

WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

August 11, 2015

MINUTES

BOARD MEMBERS ATTENDING:

Ken Curry
Rick Johnson
Becky Ringwald
Eric Frulla
Betty Wilson
John Amentler
Charles Crumpton
Keith Harrod

OTHERS ATTENDING:

Cheryl Kelley – Association Manager

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. John seconded. All in favor.

FINANCIALS:

July 31, 2015 financials were presented by Cheryl Kelley. Total Revenues are 29,230. Total Expenses are \$17,976. Net Operating Incoming is \$11,254.11. Reserve transfer was made.

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

OLD BUSINESS:

A. LANDSCAPING:

Scenic Hwy. Entry Estimates; tabled waiting on another estimate.

Trees D-2 & R-9 + Limbs/smaller trees; Mack’s Tree Trimming has submitted bid for Removal of trees, D-2 (Maple tree) \$400.00 & R-9 (large oak tree) \$1000.00. Arborist Kathy _____ from Escambia County will look at the trees to determine if the lightning damage to R-9 and rotten out base of tree D-2, and give her recommendation for removal. Cheryl will contract board by email to vote. Ken stated he has safety concerns, in case the trees were to fall. Becky made motion to approved I-E bldg. Trees & T bldg. limbs for \$300.00, Rick seconded, all in favor.

B. Siding O Bldg. Additional repairs M & H- John reported, upon the construction going on at O-1, there was a discovery of missing flashing over the siding around window. M& H has been contacted to make the additional repair to the flashing

NEW BUSINESS:

A. Insurance Update on Renewal for 9/3/2015:

The Property Insurance renews on 9/3. Sihle insurance is working on the renewal, as well as, a proposal is also being presented from Hiles McLeod. There was discussion among the board regarding the Package & coverage WC currently has with American Coastal (ACI). John stated that American Coastal is an “admitted” company, which means they are backed by the State of Florida.

The projected cost for the entire property package quote is coming in lower than last year. This is based solely on the market and the fact that there has not been a major storm in the area for some time now.

Cheryl informed the board that Hiles McLeod agent, Greg Tober, has suggested that WC change the time of year for renewal. The September renewal is in Hurricane Season. This is risky time for renewal, in case a storm/hurricane anywhere during the renewal period, even if the storm was not even projected to enter the Pensacola area, higher rate could still be in applied or Insurance Company would not quote for the renewal at all. Board agreed to consider either changing the renewal to renew in January, or possibly renewing in 18 months.

- B. **DOT/City of Pensacola Sidewalk update/Rick Johnson:** Rick stated the sidewalk extension needed in front of WC along Scenic Hwy. is controlled by DOT; Rick spoke with City Engineer that stated this will need funding from DOT. All about funding, takes time, 3-4 year planning. It was discussed as to how to get this done. Suggestion of how to get on the list, forms to be submitted are being sent to Rick.

Other Business:

Keith Harrod reminded those present about the laundry room switch in the upstairs units. This switch controls the attic circulating fans. Residents need to be continually reminded as to the fact that this switch operates the attic fans.

ADJOURNMENT:

The meeting adjourned at 6:20p.m.