

# **Windchase Bay Condo Association**

## ***Board of Director Minutes***

Tuesday, March 15, 2022 @ 5:30 PM

### **Call to Order,**

Don Ravinski called meeting order at 5:33 p.m.

Quorum was established board members present:

Don, Keith, Rose & Rick

Owners present: Trevor Jarvis, S-3

**Approval of February minutes:** Don motion for approval meeting minutes, Rick 2<sup>nd</sup>, all in favor.

**Financials-** Cheryl Kelley reviewed the February 2022 financials. Reserve account breakdown, accounts receivables balances over 30 days and collection update. Owners with past due balances have been mailed statements and if email available, several payment plans made and paid off, 3 accounts forwarded to attorney for collection in February.

### **Old Business**

- A. T-12 Ceiling repairs due to roof issue after Sally, Roof repair was made by Guy Brothers Roofing, Sheetrock in ceiling estimate approved in Jan. awaiting contract to schedule the work.
- B. Pool Area:  
New Gate entry at pool, need addl. quotes, Cheryl will check with Tara on status, take off Covid notice from fence.

### **New Business:**

*A Landscaping- Ensec improvements discussed  
Irrigation, few sections turned off, Don is working on those areas.  
Need to identify zones.*

#### *B, Repairs and Maintenance*

-Fence replacements to do, 4. Don will get with Jerry on project.

-March 14-15, Leak discovered inside the wall at M-1,2 and unit above, repaired pipe, sheetrock areas drying to repair s/r later this week.  
Small area of poly pipe not changed and cause of the leak.

-Estimates from JD construction,  
Stairways there are issues, discovered upon inspections  
Buildings I J N O, mainly stringers, cross braces and using better quality screws.  
JD Construction quote \$5975.00. Don motion to approve, Keith seconded,  
Code to Stair repairs, adding expense column.

*Summer painting project update, 7 bids received, 10 requested  
Don reviewed with the board all the proposals received.  
Painting scope is all window trim, (except breezeway patios, balconies, patios)  
Pool building siding, all pool building, all steel posts.  
Don presented spread sheet with schedule planned for painting project  
Proposals from: (sanding was mentioned in 2 bids, pressure washing, priming  
rust on post, prep same except 2 stating sanding  
\*\*-Bouzios, did the previous roof and gutter project, 10 % down payment  
Quote at details board approved, Don Approved Alex Bouzios proposal,  
Cost of \$38,840.00 Keith 2<sup>nd</sup>, all in favor  
Other bidders:  
-Salazar-KleenWorx Company--DR Painting-JD Construction  
-Proper Pro -Fresh Start*

*To pay for Painting project, Reserve funds  
Don motion, Painting Reserves balance to use for project, painting 18,840.00  
Paving 10 K Fencing 10K, Rose seconded, all in favor.*

*To do after painting project, possibly some areas sooner.  
Power Washing project; sidewalks, buildings, breezeways, lower areas on steps.  
Call Terrance for availability for timeline  
EPM to send Memo to owners, power washing for overheads of balconies/patios  
Addl. costs, to get cost from Terrance with Aqua Tech.*

D. Violation report, B unit Christmas lights on bushes, EPM will send letter.  
Many violation letters sent in mid-February, various violations, breezeway clutter,  
balcony items, etc.

E. ARC Request, A-7 antique bronze outdoor trim, request sent.

Other business:

Keith suggested time to think about recruiting new board members.

Next board meeting is scheduled for Tuesday, April 12, 2022.

Adjournment at 6:45 p.m.