

Windchase Bay Condominium Association

Board of Directors ~ Meeting Minutes

Tuesday, May 10, 2022 @ 5:30 PM

Call to Order,

Don Ravinski called meeting order at 5:31 p.m.

Quorum was established all board members present:

Don, Keith, Hunter Rose & Rick

Owners present; Deletha, Pamela O-3, Alan Kohr, Others present, Tara Larkin & Cheryl Kelley

Approval Of April 12, 2022, minutes: Don motion for approval meeting minutes, Keith 2nd, all in favor.

Financials- Cheryl Kelley reviewed the April 2022 financials, reserve account breakdown, accounts receivables balances, there are 3 accounts 30 days delinquent, 45 days' Notice of intent has been mailed. 3 accounts are with attorney in collection.

New Business- Violation report, please send copy of letters to board members.

Owners present, Open Breezeways letters sent regarding breezeway furniture, plants, and other decorative items in breezeways. The August 2007 updated Rules and Regulations were read and discussed.

Don spoke about the past boards' intent on the previous limits in the closed and open breezeways. Owners spoke about their current plants and items on the patios & breezeways, Keith noted watering/over watering may become an issue for wood rot on balconies, or cement rebar/ water draining to the building siding.

Board proposed, owners get together make a rule committee, present the proposed open breezeways and closed breeze way; new guidelines, set committee with a chairperson, to present the proposal of new guidelines to the board, for review and approval. Rick & Rose board members will be on the Rules revision update committee, along with several owners, email to be sent all owners to add input to committee, inviting to the committee meeting. Doletha, Pam will serve on the committee.

Old Business

A. Pool Area:

New fence/gate entry at pool, working on addl. quotes.

1 company has been on site, have not received quote back yet.

Fence section at Lowes, possibility discussed.

Keypad with combination was discussed, board thought better idea,

Updating the combo at least annually.

New Business:

Landscaping- East Bay Landscaping, Cheryl & Don met with Heath and walked the property. Pool proposal was presented for the board to review, inside and outside of the pool areas, Keith and Heath will go over the plants/palms for specifics and get back to the board on asap.

Hunter as Treasurer and board agreed the funds for this project, can be funded from the pool reserve funds.

-Sprinkler irrigation maintenance estimate was reviewed, emailed to Don from East Bay Landscaping \$360.00 per month, to service the irrigation system. Don motion to approve the irrigation maintenance, Hunter 2nd, all in favor.

New Pool Parking signs are ready and will be placed on the pool house building.

Repairs and Maintenance

*-JD construction: next Tuesday to start on H-5 breezeway, K-7 balcony, P-2/6 Siding and vertical molding, \$3100.00 is bid
Don motion, Rick 2nd, all in favor.*

***I-1 chimney cap/Guy Brothers roofing flashing/C& E to check chimney cap*

Summer painting project update,

*Bouzos scheduling is in process, WCB is in line to schedule, to be announced. Painting scope is all window trim, (except breezeway patios, balconies, patios) Pool building siding, all pool building, all steel posts.
10 % down payment will be needed before starting.
Cost of \$38,840.00
To pay for Painting project, Reserve funds
Painting Reserves balance to use for project, painting 18,840.00
Paving 10 K Fencing 10K.*

Late June to mid-July, estimated time to start painting

Power Washing project: *completed, residents were very happy.*

Termite Florida pest termite inspection:

*Scheduled for Tuesday 4/26, as per same building schedule.
Owners were responsible to allow entry, if they did not, owners will be responsible to treatments and any termite damage found.
Inspection report was received this week, many units not entered in, some of the report was difficult to understand what took place during the inspection.*

Keith discussed contracts with Centricon system and effectiveness of the system. Copy of the Florida Pest Termite Contract will be pulled to review and emailed to board.

Inspections need to take place again, require go to all patios and balconies. Cheryl, Don and Keith will meet with FL Pest to review the current contract and update as needed.

E. ARC Request, none currently

Next board meeting is scheduled for Tuesday, June 14, 2022.

Adjournment at 6:53 p.m.