

Windchase Bay Condo Association
BOARD OF DIRECTORS
& Hurricane Sally Special Assessment Meeting
Minutes

Tuesday, June 8, 2021 @ 5:30 PM

1. **Call to Order by President Don Ravinski, at 5:35**
2. **Establish quorum of the board,** all board members are present.
3. **Approval of minutes:** April 2021, Don motion to approve, Hunter 2nd, all in favor.
4. **Financials-** May 2021, Cheryl Kelley reviewed the May financials, income statement balance, Receivables & Reserve Account breakdown.
5. **Hurricane Sally, September 16, 2020, Special Assessment:**

Keith Harrod outlined the history of the Hurricane Sally claim, breaking down the mediation costs per building. The deductible only applies to buildings at or over the deductible, the policy deductible is per building at 2% of value. M & H mediation invoices were audited and reduced by the insurance company adjuster. Keith stated he felt good with the insurance company work and help with the settlement amount.

Keith reviewed the graph outlining the costs per building, explaining how the breakdown costs per building.

Vote called for Special Assessment, \$1625.00 per unit, Don motion to approve,

Keith seconded, all in favor, Special Assessment was approved.

Loss Assessment insurance claim letter will be provided to the owners. Owners should have Loss Assessment insurance on personal HO6 homeowners.

Policy Terms for the SA payment, board requests for payment to paid in full 30 days after statements are mailed.

Contact EPM office if you need short term payment arrangements.

Owner asked if foundations have been checked, JoAnn Reese R-2, request for area outside her condo to be checked.

Keith reviewed ***planning for future storms***, in 3 categories:

Tree / debris removal, from Apex Land Mgmt. Guy Brothers roofing/tarping as needed & Mediation Companies.

Preventative maintenance is needed by owners and association around all sliding glass doors, doors, and windows, caulking and door seal trim work.

6. **Old Business**

A. Building Maintenance projects, EPM maintenance has repaired several Patio Fences, Don has a list of several more to do.
Siding & Post Repairs are needed on several, Parker Welding contacted to repair post at N building, Don received an estimate, need some help from EPM maintenance to remove 2x4's Parker Welding estimate is 2791.62, approved by board, Motion by Don, Hunter 2nd, all in favor.

Pool bathroom, proposal to have only 1 bath, and utilize the other bathroom as storage off season.

B. Landscaping, Grounds Guys, Don sent Matt a detailed letter and specification on what is expected on the landscaping, current company is not doing a good job. Crew was not performing up to standards, Matt stated he will be supervising immediately.
East Bay Landscaping will be contacted for estimate.
Walders landscaping will be giving a proposal.

Don stated, South sprinkler system needs a new controller, pump and motor, approx. \$4000.00.

C. Fire Extinguishers inspections has been done by Hiller, Fire Stop is replacing the fire extinguisher boxes, contract sent awaiting scheduling, need to count the boxes that need replaced, asap.

D. Estimate for Pool furniture for SunCoast,
\$89 for loungers, \$59.00 for chairs, Suncoast loaned temporary pool furniture, while the re-strapping is being done off site, this is approved to go forward and in progress.

7. **New Business:**

- A. Violation report, reviewed recent letters sent.
- B. ARC Request, Q-1 Bathroom renovation is approved.
- C. K-3 handicap ramp in progress.

8. **Other Business:**

-Tara and Cheryl will request proof from M&H Construction for order of Sliding glass door for S-6 Sidney Johnson

-Board members thanked for their hard work on maintenance and taking on projects to save the association funds.

9. **ADJOURNMENT @ 6:31 p.m.**