

WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

January 12, 2015

MINUTES

BOARD MEMBERS ATTENDING:

Rick Johnson
Becky Ringwald
Betty Wilson
John Amentler
Charles Crumpton
Keith Harrod

OTHERS ATTENDING:

Cheryl Kelley – Association Manager

CALLED TO ORDER:

The meeting was called to order by Becky Ringwald at 5:30 p.m.

APPROVAL OF MINUTES:

John motioned to approve the Minutes from the December 1, 2015 meeting. Rick seconded. All in favor.

FINANCIALS:

December, 2015 financials were presented by Cheryl Kelley. Total Revenues \$24,532 Total Expenses are \$17,571 Net Operating Income is \$6,961.54. \$3,000.00 Wood rot repair for R building was completed. Reserve Account breakdown and Age Receivables presented. Receivables; Cheryl stated that the receivables are in good shape. Owners that were previously in arrears have either paid in full and /or making payments on accounts.

OLD BUSINESS:

Landscaping

John addressed the need for trimming large Magnolia K-Bldg. and front of H Bldg there is a dead tree need to be removed. Mack tree service has been un-responsive lately, but will contact Mack to get service, if not will contact another tree trimmer for estimate.

Becky stated the need for some small trees, if anyone knows of any, she will plant them.

Hyde Park entry needs landscaping and ground cover, Cheryl will contact Walders to request this be taken care of.

Siding Repair and Patio R-10.

Back side of R. at storage area wall was not replaced with other project. Boards needed to be replaced. M&H estimate was approved and job is now complete. \$3,000.00 balance paid to M & H. Inside of Patio, Fl. Pest treated area, found no termites, but treated anyway. EPM crews will make the siding repairs this week.

NEW BUSINESS:

Beam Replacement T-8

Beam deteriorating where water hits beam, need roofer to look at area and re-route the water if possible. EPM to make beam repair after the roof is repaired.

Roof Leak T-5-

Pensacola Roofing has been approved to make this repair.
Bob from EPM is working with them to schedule.

Roof Cleaning and Pressure Washing

Estimates presented from:

Pensacola Power Wash Roofs and Buildings J, K, L, M & N \$2850.00

Aqua Tech, N and M south roof Spot wash, L & K complete roof wash
J, south side spot wash and north side complete, + wash buildings \$2800.00

Board discussed the 2 proposals, John will call Aqua Tech to discuss, knowledge of roofs cleaning, etc.
Thought is to have this done in March or April, to be discussed at next meeting.

Post Office Boxes- Maintenance & Replacements;

Rick and Cheryl have both called to request repair/replacement of falling mailboxes on site.
Post office says the work order has been placed, but has given no indication when this will be done.

ADJOURNMENT:

The meeting adjourned at 6:15p.m.

WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

February 9, 2015

MINUTES

BOARD MEMBERS ATTENDING:

Rick Johnson
Becky Ringwald
John Amentler
Erika Stamets
Keith Harrod

OTHERS ATTENDING:

Cheryl Kelley – Association Manager

CALLED TO ORDER:

The meeting was called to order by Becky Ringwald at 5:30 p.m.

APPROVAL OF MINUTES:

John motioned to approve the Minutes from the January 12, 2016 meeting. Rick seconded. All in favor.

FINANCIALS:

January 2016 financials were presented by Cheryl Kelley. Total Revenues \$33,329 Total Expenses are \$25908. Net Operating Incoming is \$15,300.44. Reserve transfer was made for December & January. Reserve Account breakdown and Age Receivables presented. Receivables; Cheryl stated that the receivables are in good shape. Owners that were previously in arrears have either paid in full and /or making payments on accounts.

OLD BUSINESS:

Landscaping

Crepe Myrtles are to be trimmed by Walders Landscaping asap.
Entry at Scenic and Hyde Park spring flowers updates asap.

Roof Repair T-5

Roof repair has been made, except for the completion with chimney cap.
Guy Brothers Roofing will complete this week.

Beam Replacement T-8

Beam deteriorating where water hits beam, need roofer to look at area and re-route the water if possible.
EPM to made beam repair, Roofing company to finish drain line to prevent from happening again.
EPM will paint the beam.

Roof Cleaning and Pressure Washing

Estimates presented from in January
Pensacola Power Wash Roofs and Buildings J, K, L, M & N \$2850.00

Aqua Tech, N and M south roof Spot wash, L & K complete roof wash
J, south side spot wash and north side complete, + wash buildings \$2800.00

Board discussed the 2 proposals, John called Aqua Tech to discuss, knowledge of roofs cleaning, etc.
Terrance with Aqua Tech will do the chemical process for the roofs.
Rick made a motion to accept Aqua Techs bid, to ensure N & M northside is included, John seconded,

All in favor

Thought is to have this done in late March or April, to be discussed at next meeting.

Post Office Boxes- Maintenance & Replacements;

Rick and Cheryl have both called to request repair/replacement of falling mailboxes on site.

Post office says the work order has been placed, but has given no indication when this will be done.

NEW BUSINESS:

Lighting in areas discussed, board to look at areas in M building to see if additional lighting is needed, to be discussed at next meeting.

ADJOURNMENT:

The meeting adjourned at 6:25p.m.

WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

March 15, 2016

MINUTES

BOARD MEMBERS ATTENDING:

Rick Johnson
Becky Ringwald
Charles Crumpton
Erika Stamets
Betty Wilson

OTHERS ATTENDING:

Cheryl Kelley – Association Manager
Susan Garvin #J-1

CALLED TO ORDER:

The meeting was called to order by Becky Ringwald at 5:30 p.m.

APPROVAL OF MINUTES:

Erika motioned to approve the Minutes from the February 9, 2016 meeting. Rick seconded. All in favor.

FINANCIALS:

February 2016 financials were presented by Cheryl Kelley. Total Revenues \$26557.29 Total Expenses are \$19919.76. Net Operating Incoming is \$10577.53. Reserve transfer was made.

Reserve Account breakdown and Age Receivables presented. Receivables; Cheryl stated that the receivables are in good shape. Owners that were previously in arrears have either paid in full and /or making payments on accounts.

OLD BUSINESS:

Landscaping

Cheryl has requested Walders trim Crepe Myrtles asap and update the entry beds on Scenic Hwy and Hyde Park. Becky requested 15 bags of mulch; EPM staff will deliver to her for distribution on the grounds. Tree at corner of I is dead, needs to be removed.

Roof Repair T-5

Roof repair has been made, except for the completion of sheetrock work on inside, EPM crew will do the repairs.

Beam Replacement T-8, painted and completed.

Roof Cleaning and Pressure Washing

Aqua Tech, has been contacted by John and Cheryl regarding the chemical washing of the roofs, Buildings J, K, L, M & N \$2800.00

Thought is to have this done in late March or April, Cheryl has contacted Terrance, will be scheduling work approx. at the end of April/early May.

Regular Yearly pressure washing will be performed as well, to be scheduled directly after the roof cleaning.

Post Office Boxes- Maintenance & Replacements;

Rick and Cheryl have both called to request repair/replacement of falling mailboxes on site.

Post office says the work order has been placed, but has given no indication when this will be done.

Lighting M Building-

Rick and Cheryl will look at this area in the dusk/evening to see additional lighting if needed in that area.

NEW BUSINESS:**Newsletter:**

Rick will Cheryl a lists of ideas for the Newsletter, EPM office will draft the Newsletter and print.

Becky and Rick will distribute to all the units later in March.

Annual Patio Sale will be, April 16th, 8-12:00; this will be posted on site and in the Newsletter.

Pool/Pool deck, pool bathrooms will be prepared for Spring; Chairs need some re-strapping, cleaned, deck needs to be power washed, general ready for pool season.

ADJOURNMENT:

The meeting adjourned at 6:25p.m.

WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

April 12, 2016

MINUTES

BOARD MEMBERS ATTENDING:

Ericka Staments
Rick Johnson
Becky Ringwald
Betty Wilson
John Amentler
Keith Harrod

OTHERS ATTENDING:

Cheryl Kelley – Association Manager
Dennis Nosh, Renter C-6

CALLED TO ORDER:

The meeting was called to order by Becky Ringwald at 5:30 p.m.

APPROVAL OF MINUTES:

Rick motioned to approve the Minutes from the March 15, 2016 meeting. John seconded. All in favor.

FINANCIALS:

March financials were presented by Cheryl Kelley. Total Revenues \$35,211.01 Total Expenses are \$18,652.80. Net Operating Incoming is \$16,558.21. Reserve transfer was made of 3,940.00
Reserve Account breakdown and Age Receivables presented. Receivables; Cheryl stated that the receivables are in good shape. Owners that were previously in arrears have paid. One account with attorney for collection.

OLD BUSINESS:

Landscaping:

EPM has treated the lawn with Lime. Fertilizer will be put out next week. John has taken care of the stump grinding needed. There was discussion of the front entry/Hyde Park entry, landscaping.
Cheryl to contact Walders.

Roof Cleaning and Pressure Washing:

Aqua Tech has been approved for the roof cleaning, Cheryl to request quote for the usual spring pressure washing.

Dumpster Replacement

Waste management made a repair to dumpster with a hole at J building, Cheryl to contact Waste Mgmt. to request the dumpster be replaced asap.

Patio Sale, April 16:

Patio Sale is scheduled for Saturday, April 16th, Rick will post signs and residents participating to contact Rick to help reimburse for newspaper Ad.

NEW BUSINESS:

Patios and Breezeways:

John presented a handout of a review of Wood replacement needed.

3 Priorities listed by need. Total cost of \$9450.00.00 There was discussion of the units lists of priority, Patio wall replacement 4, and Breezeway Wall Repairs, 6

John and Cheryl will meet next week to discuss the budget and maintenance cost for 2016 to date.

Fence Line Building T:

Betty presented a handout her husband prepared regarding analysis of erosion at N. side of Building T.

Board discussed the area and options such as installing more drainage, such as “fench drain”, adding rock, fill in ditch. Board members will look at area, to be discussed at next meeting.

ADJOURNMENT:

The meeting adjourned at 6:33p.m.

WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

May 10, 2016

MINUTES

BOARD MEMBERS ATTENDING:

Erika Staments
Rick Johnson
Becky Ringwald
Betty Wilson

OTHERS ATTENDING:

Cheryl Kelley – Association Manager
Nancy Loy A-2

CALLED TO ORDER:

The meeting was called to order by Becky Ringwald at 5:33 p.m.

APPROVAL OF MINUTES:

Rick motioned to approve the Minutes from the April 12, 2016 meeting. Erika seconded. All in favor.

FINANCIALS:

April financials were presented by Cheryl Kelley. Total Revenues \$29,038.26 Total Expenses are \$25,908.83. Net Operating Income is \$7,069.43. Reserve transfer was made of 3,940.00
Reserve Account breakdown and Age Receivables presented. Receivables; Cheryl stated that the receivables are in good shape. One account with attorney for collection.

OLD BUSINESS:

Landscaping:

There was discussion of the front entry/Hyde Park entry, landscaping.
Cheryl to contact Walders, regarding change of recent crews, need for sidewalk weed control.

Roof Cleaning and Pressure Washing:

Aqua Tech has been approved for the roof cleaning, Cheryl has requested quote for the usual spring pressure washing, Roof Cleaning to be scheduled asap.

Patio and Breezeway siding repairs

John Amentler was not present, tabled for now. John has requested estimates from M & H.

T Building North Drainage ditch

Tabled

NEW BUSINESS:

A-2 Leak- Brick caulking/wall repairs have been made & Air Care Wizards has completed the Mold remediation. Due to the fact there has not been a significant rain lately, EPM will conduct a water test. The sheetrock repairs will be finished after assurance that there is no longer a leak in the wall.

ADJOURNMENT:

The meeting adjourned at 6:21p.m.

WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

June 14, 2016

MINUTES

BOARD MEMBERS ATTENDING:

Becky Ringwald
Rick Johnson
John Amentler
Betty Wilson
Charles Crumpton

OTHERS ATTENDING:

Cheryl Kelley – Association Manager

CALLED TO ORDER:

The meeting was called to order by Becky Ringwald at 5:30 p.m.

APPROVAL OF MINUTES:

Rick motioned to approve the Minutes from the May 10, 2016 meeting. John seconded. All in favor.

FINANCIALS:

May financials were presented by Cheryl Kelley. Total Revenues \$25,762 Total Expenses are \$20,503. Net Operating Income is \$9198. Reserve transfer was made of 3,940.00
Reserve Account breakdown and Age Receivables presented.

OLD BUSINESS:

Landscaping:

There was discussion of the front entry/Hyde Park entry, overall landscaping. Sprinklers are not working at Hyde Park entrance, system is being checked
Cheryl has contacted Walders, regarding weeds in sidewalks and along drives.

Roof Cleaning and Pressure Washing:

Aqua Tech has been approved for the roof cleaning, it is scheduled for 6/16.

To be paid from General Maintenance.

Pressure washing estimate was discussed. Tabled at meeting, hold approval, due to M&H Siding work to be completed, board would like siding repairs finished before the power washing,

It was agreed by all that the power washing is needed asap.

Backy will clean the base of steps at L building, due to area with some green growth from moisture.

Patio and Breezeway siding repair

John Amentler presented estimate from M & H for additional siding work needed.

Board decided to proceed with work. Rick made motion to approve the \$6300 estimate from M& H \$1000.00 from painting reserve, for painting of siding, 5300.00 from Siding Reserves.

Charles seconded motion, All in favor.

P-6 repairs to be paid & coded to Misc. Contractors.

NEW BUSINESS:

Rules and Regulations:

Board discussed the patios, breezeways & balconies, need for all residents to be compliant to the Rules and Regulations. Many recent requests for Dog door onto balconies, board decided this will not be allowed, as owners need to be vigilant in the behavior of pets, and pets will not be allowed to go onto balconies without owner supervision. This is also is consideration for neighbor's below/downstairs patios.

No dog door openings from condo on balconies will be allowed.

This is as per Windchase documents, not cosmetic changes allowed to buildings.

Hurricane Tips are being updated, will be distributed to residents, Thank you Rick and Becky!

ADJOURNMENT:

The meeting adjourned at 6:32p.m.

WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

July 12, 2016

MINUTES

BOARD MEMBERS ATTENDING:

Becky Ringwald
Rick Johnson
John Amentler
Betty Wilson
Charles Crumpton
Keith Harrod
Erika Stamets

OTHERS ATTENDING:

Cheryl Kelley – Association Manager

CALLED TO ORDER:

The meeting was called to order by Becky Ringwald at 5:35 p.m.

APPROVAL OF MINUTES:

June minutes were not available at the July meeting, copy file was incorrect.
June minutes will be approved at the August meeting.

FINANCIALS:

June financials were presented by Cheryl Kelley. Reserve Account breakdown and Age Receivables presented.

OLD BUSINESS:

Landscaping:

Sprinkler System:

Rewiring on sprinkler system is needed in several zones. Company used 2 years ago will be contacted as they are familiar with the re-wire. Call Walders Landscaping back about weeds in sidewalks and curbs. Dead bush by G & H.

Roof Cleaning and Pressure Washing:

Pressure washing estimate was discussed, estimate \$3800.00, Tabled at June meeting, due to M&H Siding work to be completed.

It was agreed by all that the power washing is needed ASAP, Rick made motion to accept power wash bid, Betty seconded, all in favor.

Patio and Breezeway siding repair

John Amentler presented update regarding M & H for additional siding work.

5 breezeways completed/4 patios, were approved, 3 finished, took off 1 breezeway from estimate
Pool siding needs repaired, John will call M & H.

NEW BUSINESS:

Rules and Regulations:

As per June meeting, remember:

Board discussed the patios, breezeways & balconies, need for all residents to be compliant to the Rules and Regulations. Many recent requests for Dog door onto balconies, board decided this will not be allowed, as owners need to be vigilant in the behavior of pets, and pets will not be allowed to go onto balconies without owner supervision. This is also is consideration for neighbor's below/downstairs patios.

No dog door openings from condo on balconies will be allowed.

This is as per Windchase documents, no cosmetic changes allowed to buildings.

Hurricane Tips: Handout for residents has been updated and will be distributed.

Thank you Rick and Becky!

Maintenance:

I-1 to Paint fence, owner replaced boards, I -4 paint faded fence area.

There was discussion about changing the spot lights bulbs to LED, Board to look into fixture required and update as needed.

ADJOURNMENT:

The meeting adjourned at 6:26p.m.

WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

August 16, 2016

MINUTES

BOARD MEMBERS ATTENDING:

Becky Ringwald
Rick Johnson
John Amentler
Betty Wilson
Charles Crumpton
Keith Harrod
Erika Stamets

OTHERS ATTENDING:

Cheryl Kelley – Association Manager
Ann-Becky's sister

CALLED TO ORDER:

The meeting was called to order by Becky Ringwald at 5:30 p.m.

APPROVAL OF MINUTES:

John made motion to Approve June 14 & July 12th minutes, Rick seconded, All in favor

FINANCIALS:

July financials were presented by Cheryl Kelley. Reserve Account breakdown and Age Receivables presented.

OLD BUSINESS:

Landscaping:

Rick stated that he would contact Mike, Walders Landscaping regarding the Scenic Hwy. entry. Weeds still need to be addressed, in curbs and sidewalks

Aqua Tech Pressure Washing:

Pressure Washing has begun, due to rain forecasting for this week, the job has had a slow start. The work will be going on into next week, until all buildings have been washed. Rick will meet with crews on site for specifics needed thru-out the property.

Patio and Breezeway siding repair

John Amentler presented update regarding M & H repairs. M& H penetrated water line in pool building, they are to cut panel out and make the repair asap. This is to be finished this week.

5 breezeways completed/4 patios, were approved, 3 finished, took off 1 breezeway from estimate M & H work will be completed within next 2 weeks.

Rules and Regulations:

Board discussed the patios, breezeways & balconies, need for all residents to be compliant to the Rules and Regulations. There was discussion about making alterations without request, as example, Doggy door onto balconies. Board stated documents state and no variance will be honored, this will not be allowed. Owners need to be vigilant in the behavior of pets, and pets will not be allowed to go onto balconies without owner supervision. This is also is consideration for neighbor's below/downstairs patios.

No dog door openings from condo on balconies will be allowed.

This is as per Windchase documents, no cosmetic changes allowed to buildings.

Letters have been sent to residents and owners that have installed the dog doors.

NEW BUSINESS:

Tree/Limb Trimming:

Tree Limbs S bldg. were trimmed on Monday.

Cheryl, Rick and John to look at other trees to determine other trimming needed.

Other Business:

Pool Gate: EPM to make a permanent change to Pool Gate entry lock, someone has been forcing way in and lock is not holding.

Pool Bathrooms need painting, Fall project

Insurance: Sihle Insurance

Renewal meeting will be next week, Renewal is approx..\$7000.00 down from last year

Cheryl will meet with Sihle Insurance and renew the Property Package Insurance, renews 9/3/2016-17.

Becky Resignation:

Becky addresses the board, she stated due to recent Health Issues, she will resign as President immediately.

She will stay on the Board of Directors.

Rick Johnson will preside as President until Annual Meeting in November.

ADJOURNMENT:

The meeting adjourned at 6:35p.m.

Windchase CONDOMINIUM ASSOCIATION
Board of Directors Meeting – September 14, 2016
Minutes

CALLED TO ORDER:

President Rick Johnson called the meeting to order at 5:30 p.m.

BOARD MEMBERS ATTENDING:

Rick Johnson
Becky Ringwald
Charles Crumpton
John Amentler
Betty Wilson
Keith Harrod

ALSO ATTENDING:

Cheryl Kelley – Association Manager

APPROVAL OF MINUTES:

John made a motion to approve the minutes for the August Board of Directors meeting. Charles seconded. All were in favor.

FINANCIALS:

Cheryl presented the August financials. John made motion to approve the financials, Becky seconded, all in favor unanimously.

Old Business:

Landscaping:

Rick stated he has met with Mike Walders to discuss plants that need replacement, weed control, etc. All agreed that the Contract needs to be followed, beds are not being weeded, edging trimming are done on regular basis. Cheryl & Rick will talk to Walders about upcoming fall annuals and upkeep of entries. Estimate from Walders to clean up entry side beds, brought down to \$350.00, Rick will discuss the specifics with Walders.

Aqua Tech Pressure washing of breezeways and buildings:

All agreed the pressure washing company did a very good job. Discussed owner's/residents responsibility for cleaning of patio and balconies, due to personal items below on patios/entrance into gates and upstairs balconies.

Rules & Regulations:

Letters have been sent on violations, many have complied, still issues with non-compliance with installation of dog doors, owners have been contacted, board agreed it was time to send fining notices to those in non-compliance. Fall Newsletter will be distributed within next few weeks, with list of items that are continuing violations, hopes to better inform all residents.

M & H SIDING REPAIRS:

John stated repairs have been completed. I building noted, John will look at that area, more siding will be scheduled later in year or early 2017.

Tree Limb Trimming:

Mack Tree trimming was completed at K building.

New Business:

Property Insurance Renewal completed, September 3rd.

Monument in Memory of Mr. Curry, devoted and long term President of Association, has been ordered, Crepe Myrtle will be planted at R building with plaque placed at tree base.

Newsletter/Welcome packets:

Fall newsletter is being drafted for distribution in next few weeks.

Welcome packet for new residents was discussed, this is an effort for residents to be better informed for many items, contacts for board and management, rules& regulations, etc.

ADJOURNMENT:

The meeting adjourned at 6:35 p.m.

Windchase CONDOMINIUM ASSOCIATION

Board of Directors Meeting – October 11, 2016

Minutes

CALLED TO ORDER:

President Rick Johnson called the meeting to order at 5:34 p.m.

BOARD MEMBERS ATTENDING:

Rick Johnson
Becky Ringwald
Erika Staments
John Amentler
Betty Wilson
Keith Harrod

ALSO ATTENDING:

Cheryl Kelley – Association Manager

APPROVAL OF MINUTES:

John made a motion to approve the minutes for the September Board of Directors meeting. Becky seconded. All of them were in favor.

FINANCIALS:

Cheryl presented the September financials. John made motion to approve the financials, Becky seconded, all in favor unanimously.

Old Business:

Landscaping:

Rick stated he has met with Mike Walders to discuss plants that need replacement for front entry. Plants have been taken out, awaiting plan proposal from other landscapers.

Rules & Regulations:

Letters have been sent on violations, many have complied, still issues with non-compliance with installation of dog doors, owners have been contacted, board agreed it was time to send fining notices to those in non-compliance.

B-4 & 8 storage room repairs:

John stated repairs have been completed. B-8 has been vacant for an extended period, letter to be sent to owner regarding status of unit interior. Pro Clean making repairs to storage rooms.

New Business:

Budget 2017, John has prepared and updated with Cheryl, a \$10.00 increase will be recommended at the annual meeting. Cheryl will update the 2017 Budget, to be presented at Annual Meeting.

Monument in Memory of Mr. Curry, devoted and long term President of Association, has been ordered, Crepe Myrtle will be planted at R building with plaque placed at tree base.

Newsletter/Welcome packets:

Fall newsletter has been distributed, many residents have returned renter and owners form that was attached.

Welcome packet for new residents was discussed, this is an effort for residents to be better informed for many items, contacts for board and management, rules& regulations, etc.

Annual Meeting: November 15th at Cokesbury Methodist @6pm.

ADJOURNMENT:

The meeting adjourned at 6 p.m.

Windchase Bay Condominium Association, Inc.
Annual Membership Meeting
Tuesday, November 15, 2016

Call to Order

The meeting was called to order by John Amentler @ 6:00 pm

Establish of Quorum: 176 units- 30% required, 53 quorum # required

20 present/28 proxies=48, no quorum established. Board and owners elected to continue with meeting. No objections.

Proof of Notice of Meeting: Cheryl presented; notarized proper mailing/notice of meeting

Approval of 2015 Minutes: Greg Farrar made a motion to approve the minutes of the Annual 2015 meeting. Ann Haasnoot seconded, and the motion passed unanimously.

Report of Officers: John spoke to owners present and gave an overview of 2016. John stated that objective for upcoming year is to evaluate and make necessary repairs to additional Hardi Board siding, acknowledging that overall maintenance expenses are on the arise and extensive sprinkler repairs are needed and ongoing. Cleaning of the roofs accomplished for 2016. Power washing of the buildings, sidewalks and breezeways also completed.

Financials 2016/Budget 2017: Cheryl Kelley presented the 2016 year-end financial report. Cheryl reported financials are on track with the budget.

Aged receivables, all owners with a balance due are sent a statement, if unpaid after 30 days, NOL (notice of intent to lien) is mailed to owners. Many owners have a credit balance; Cheryl noted that the Receivables are in good shape.

Announcement of Directors/nominations:

Slate Presented for 2017:

Richard Johnson, John Amentler, Rebecca Ringwald, Betty Wilson, Charles Crumpton, Keith Harrod, Erika Stamets and Greg Farrar.

NEW BUSINESS

Budget for 2017: 2017 Budget presented to owners; budget for 2017 reflects \$10.00 increase in assessments. To \$170.00

Those present discussed the maintenance of property, sprinkler maintenance, Insurance costs are down presently. After discussion all agreed the minimum \$10.00 increase is necessary.

Vote to Carry Over remaining funds to operating account for 2017

Greg made motion to carry over operating funds, Charles seconded, all in favor unanimously

Approval for board to transfer reserve funds from one reserve item to another in 2017:

Greg made motion to allow transfer of reserve funds, Rose Konecek seconded, all in favor unanimously.

Meeting Adjourned at 7:05 p.m.