

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.