

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.