

# WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

March 10, 2015

Minutes

## **BOARD MEMBERS PRESENT:**

Ken Curry  
Becky Ringwald  
John Amentler  
Erika Stamets  
Betty Wilson  
Keith Harrod

## **OTHERS PRESENT:**

Cheryl Kelley, Etheridge Prop. Mgmt.

## **CALL TO ORDER AND APPROVAL OF THE MINUTES:**

Ken Curry, President, called the meeting to order at 5:30 p.m.

### **Approval of Minutes:**

John Amentler made a motion to approve the minutes from the January 13<sup>th</sup>, BOD meeting, Betty Wilson seconded, approved unanimously.

### **January Financial Statements**

Cheryl Kelley discussed the financial statements for February 2015. The financial Report reflected monthly income of \$35,761 and total expenses of 20,360 for a net operating income of 15,400. Reserve & Insurance Transfer were made. Draw of 3500.00 made to M&H for Siding Repairs, Funds to be transferred from Reserve.

**Receivables-** There was discussion regarding receivables, Cheryl stated that a significant number of owners currently have a credit balance, Receivables as of 2/28/15 shows a credit balance of 14,732. Receivables overall are in good shape.

### **Old Business:**

**A. Landscaping:** Ken stated that entrance at Hyde Park looks bare after Walders took out plants in that area. Cheryl to call Walders to discuss the plan and timeline for replacing plants and mulching the area.

### **B. Hardie Board Replacement for Breezeway and Patios:**

John Amentler informed the board that patio work and siding is completed with the exception of O Bldg where termites have been discovered. Windchase has a Termite Bond with Florida Pest Control and they have been out to treat and replace with new thermo ply and treated wood. M& H will come back out to finish Siding work when Florida Pest Control has completed their work. M & H has painting of new siding left to complete (\$1000 is being held for painting until job is completed)

**C. Fence line clearing/Fence Repairs behind K,L, M:** Cheryl has discussed the back fence area with Mike Walders, although the new 90 feet of fence section is completed, Walders was supposed to straighten the top post on the fence line. Mike said they would take care of the fence, top post repairs to south of new fence is area in need of some work.

### **D. Resident Compliance with Rules and Regulations:**

The board discussed the recent non-compliance in regards to several issues.

1. #of Pets per unit two (2)
2. Balcony & Patio compliance, i.e. storage of items, hanging of rugs/towels, electronic devices installed in common areas.

Cheryl stated that letters continue to be sent to residents/renter/ owners not complying, and after proper notice, right to hearing with the members in place for the Fining/Hearing committee, then subsequent fines will be assessed.

**E Painting Balcony Exterior facing Boards**

Ken Curry requested EPM survey the balcony boards running along base of balconies for screws rusting/running stains along wood work, especially the area facing west. EPM proposal to paint is 1500-1800.00 for all boards. Work was approved at the February meeting; as soon as the power washing is completed the boards will be painted.

**F. Proposal for Painting South side of Pool Fence:**

Update- South side of pool fence needs painting, as discussed at the January meeting. EPM proposal to paint \$1100.00 -1300.00, approved in February, work will be completed as soon as the weathers warms up, in mid to late March.

**New Business:**

**I-3 & I-4:** Last week (approx...3/3) a leak was discovered between I3-4 in the laundry room wall. Upon making the leak repairs, mold was discovered in the inside sheetrock. Therefore Air Care Wizard was contracted to perform mold remediation treatments, as well as the replacement of damaged sheetrock. Work was completed on 3/6 at a cost of \$1250.

**Next BOD meeting will be April 14, 2015**

There was no further business and the meeting adjourned at 6:22.

Respectfully submitted,

Cheryl Kelley, Association Manager