

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.