

# WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

May 12, 2015

## MINUTES

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### **BOARD MEMBERS ATTENDING:**

Ken Curry  
Rick Johnson  
Charles Crumpton  
Becky Ringwald  
Keith Herrad  
Eric Frulla  
Betty Wilson  
John Amentler

### **OTHERS ATTENDING:**

Cheryl Kelley – Association Manager

### **CALLED TO ORDER:**

The meeting was called to order by Ken Curry at 5:30 p.m.

### **APPROVAL OF MINUTES:**

John Amentler motioned to approve the Minutes from the April 14, 2015 meeting. Rick Johnson seconded. All in favor.

### **FINANCIALS:**

April 30, 2015 financials were presented by Cheryl Kelley. Total Revenues are 27895 . Total Expenses are \$17356. Net Operating Incomig is \$10539. Reserve & Insurance transfers were made.

Reserve Account and Age Receivables presented.

Board went over the Receivables. There are two owners that are over 30 to 60 days overdue. Notice of Liens sent to two owners and Statements have been sent to all owners with a balance due.

### **OLD BUSINESS:**

#### A. LANDSCAPING:

There is a proposal from Walders for J building, around the J-10 curb for new sod. The proposal is for \$750.00 to break up the ground and install 2 pallets of sod. The remainder of the sod from the project will be used in other areas as needed. This proposal was approved at the April meeting. Walders will be contacted to do this area asap.

#### B. HARDIE BOARD REPLACEMENT FOR BREEZEWAYS & PATIOS – UPDATE: John Amentler reported that Florida Pest had failed to provide a contractor to pull permit to finish the work on O-1 siding repairs after the discovery of termites. Florida Pest will now be contracting with M & H to complete the work. John will contact M & H and schedule the completion of the work asap. Florida Pest will retreat O Bldg for termites.

#### C. Tree trimming proposals: There are two proposals for tree trimming and removing tree at D bldg.

Mack's Tree Service 375.00.00 & A Cut Above Tree Care 375.00

Mack in addition proposal to trim dead tree limbs S, T Bldgs, G Bldg Maple remove 225, Trim and shape to trees, 100 each, 1 dead tree by J 125 estimated total for \$950.00

Rick made motion to accept Macks proposal, John seconded, all in favor.

Cheryl will contact Mack to schedule tree trimming.

**NEW BUSINESS:**

- A. Sprinkler System: Main Line repairs to system were required last week. Sprinkler heads continue to be knocked off by landscapers, Cheryl to notify Walders.
  
- B. Pet Compliance: See Rules and Regs, as specific breeds of dogs are not allowed on the property. Incident over weekend of a dog in the pool, owner contacted, visitors pet.
  
- C. Hurricane Sheet to be distributed by Rick, EPM will prepare and get to Rick.
- D. Parking issues addressed by board members, Cheryl will get letters to residents that are not parking in their designated places.

**ADJOURNMENT:**

The meeting adjourned at 6:07 p.m.