

Windchase CONDOMINIUM ASSOCIATION

Board of Directors Meeting – May 9, 2017

Minutes

CALLED TO ORDER:

President John Amentler called the meeting to order at 5:35 p.m.

BOARD MEMBERS ATTENDING:

John Amentler
Becky Ringwald
Betty Wilson
Erika Staments
Rick Johnson

ALSO ATTENDING:

Cheryl Kelley – Association Manager
Ravinski, Donald
Terri Ballard

APPROVAL OF MINUTES:

Rick made a motion to approve the minutes for the April Board of Directors meeting. Erika seconded. All were in favor.

FINANCIALS:

Cheryl presented the April financials, Cheryl stated April financials were in good fiscal shape. Rick made motion to approve the financials, Betty seconded, all in favor unanimously.

Old Business:

Landscaping:

Entry landscaping, front entry completed, A & J landscaping has been updated, Jerry w/ EPM has been called to check sprinklers. Becky will trim curb at K building

Fencing Estimates:

Discussion of fence estimates from All South Fencing with wood and composite pickets. Hurricane Fence quote was presented last month, Board one Board style or solid picket style. Landscaping contouring of grass mounds, labor discussed, Hyde Park landscaping changes. \$500.00 per day to rent tractor to level the landscaping hills, and fill in with dirt as needed. Sprinkler system and meters for buildings to be considered in the project. Need to find out if All South, wood picket estimate, is board on board, not indicated Charles will find out more detailed information, take out Scenic Hwy, front fence quote, To be discussed at next meeting. Fence needs to be sprayed with water sealant after replaced.

Safety & Security on Site:

New signs with notice of “surveillance cameras” recently place at both entries and on site, seem to be helping to deter vehicle break-ins. Residents are urged to lock doors and report any suspicious activity. Board will look into additional cameras at entry and exit.

New Business:

R. Building Resident request to install outdoor staircase Chair Lift:

EPM to contact Fire Marshall for evaluation due to request from resident with health issue. R Building resident lives in upstairs unit and is no longer able to use the stairs, resident is wheelchair bound. Her family is requesting to install chair lift at their expense. EPM has looked into rights of residents and requirements of the Association. The next step is for the Fire Marshall to make determination.

Insurance Appraisal will be due for renewal this summer.

Property Insurance quotes from 3 agencies are being obtained for the September 2017 renewal.

Balconies wood railing; and spindles, Rick suggested and there was discussion for future planning for project to make major wood balcony repairs

ADJOURNMENT:

The meeting adjourned at 6:35 p.m.

Becky Ringwald submitted her resignation from the board effective immediately, after the meeting.

Cheryl will send Becky a “Thank You” from the Windchase Bay Association, in appreciation of her many years of service.

Next meeting is Tuesday, June 13th.