

WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

June 18, 2014

BOARD MEMBERS PRESENT

Ken Curry
Becky Ringwald
Larry Richardson
Rick Johnson

Betty Wilson

OTHERS PRESENT

Marty Maston
Dale Jones
Ray Etheridge-Association Manager

CALL TO ORDER AND APPROVAL OF THE MINUTES:

Ken Curry, President, called the meeting to order at 5:40 p.m.

6 Board members needed for a quorum, only 5 present. It was decided to continue Meeting without the majority.

Minutes from last meeting- May 13th minutes will be approved at next meeting.

Ray Etheridge discussed the financial statements for May 2014.

Major expenses in May were-Termite Inspection & Pressure Washing_____

Receivables are in good shape, on the Foreclosed unit #J-9, 7,000 collected. That unit has been sold, So that is great news for the Association. R-11 is in foreclosure, attorney handling it.

Old Business:

- A. Wood Rot Repairs:
- B. Replacement of Building Letters- completed.
- C. Insurance Appraisal-
- D. Retention Pond- Erosion. Plan to cut fence back behind K & M buildings
Discussion regarding area to enhance the fence area. Repair gate NE corner and Repair fence, Hurricane Fence price to repair is \$600.00.
All in favor, need one more board member to approve, Ray to call John Amentler
In order for this project can move forward asap.
- E. Sprinkler System: N side at A building, Box had to be replaced, original estimate was \$1200.00, but with replacement it is now \$3,200.00 Larry made motion to accept, Betty seconded motion, All present approved, Ray to call John Amentler for approval.

New Business:

- A. Estimate to trim Trees of east side of N & O: to take off building \$375.00
To take back to fence line \$900.00
Trim L Bldg. tree over parking lot \$75.00

- B.** Termite Damage #C-2 Ray stated that Florida Pest Control should pay for damage under our termite bond contract.

- C.** Landscaping: Ray & Becky walked the property last week, Carolyn did not make it to the walk thru, Ray has set up another meeting with her for Thurs 6/19, Price to cut down Red Tip at H Bldg is \$150.00, all approved to do this. To place Sod needed in specific areas soon, now that the sprinkler system is now operating correctly. Marty Maston I-12 informed board that there appears to be mole crickets at I bldg. Ray will call Lawn Master.

- D.** Water Meter Leaks: ECUA repaired, Ray stated that street side is ECUA responsibility and house side is Association.

- E.** Dale Jones #T-7 stated that she noticed the Fire Hydrant reflector as you leave property out toward entrance at Scenic Hwy is not reflecting, Ray said he would check on it.

- F.** Charcoal/Gas grills- No charcoal or gas grills are allowed within 20 ft of bldgs. & are not allowed on patios. That is stated in FL Code.

There was no further business and the meeting adjourned at 6:20 pm.

Respectfully submitted,

Ray O. Etheridge
Association Manager