

WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

June 14, 2016

MINUTES

BOARD MEMBERS ATTENDING:

Becky Ringwald
Rick Johnson
John Amentler
Betty Wilson
Charles Crumpton

OTHERS ATTENDING:

Cheryl Kelley – Association Manager

CALLED TO ORDER:

The meeting was called to order by Becky Ringwald at 5:30 p.m.

APPROVAL OF MINUTES:

Rick motioned to approve the Minutes from the May 10, 2016 meeting. John seconded. All in favor.

FINANCIALS:

May financials were presented by Cheryl Kelley. Total Revenues \$25,762 Total Expenses are \$20,503. Net Operating Income is \$9198. Reserve transfer was made of 3,940.00
Reserve Account breakdown and Age Receivables presented.

OLD BUSINESS:

Landscaping:

There was discussion of the front entry/Hyde Park entry, overall landscaping. Sprinklers are not working at Hyde Park entrance, system is being checked
Cheryl has contacted Walders, regarding weeds in sidewalks and along drives.

Roof Cleaning and Pressure Washing:

Aqua Tech has been approved for the roof cleaning, it is scheduled for 6/16.

To be paid from General Maintenance.

Pressure washing estimate was discussed. Tabled at meeting, hold approval, due to M&H Siding work to be completed, board would like siding repairs finished before the power washing,

It was agreed by all that the power washing is needed asap.

Backy will clean the base of steps at L building, due to area with some green growth from moisture.

Patio and Breezeway siding repair

John Amentler presented estimate from M & H for additional siding work needed.

Board decided to proceed with work. Rick made motion to approve the \$6300 estimate from M& H \$1000.00 from painting reserve, for painting of siding, 5300.00 from Siding Reserves.

Charles seconded motion, All in favor.

P-6 repairs to be paid & coded to Misc. Contractors.

NEW BUSINESS:

Rules and Regulations:

Board discussed the patios, breezeways & balconies, need for all residents to be compliant to the Rules and Regulations. Many recent requests for Dog door onto balconies, board decided this will not be allowed, as owners need to be vigilant in the behavior of pets, and pets will not be allowed to go onto balconies without owner supervision. This is also is consideration for neighbor's below/downstairs patios.

No dog door openings from condo on balconies will be allowed.

This is as per Windchase documents, not cosmetic changes allowed to buildings.

Hurricane Tips are being updated, will be distributed to residents, Thank you Rick and Becky!

ADJOURNMENT:

The meeting adjourned at 6:32p.m.