

# WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

July 8, 2014

## BOARD MEMBERS PRESENT

Ken Curry  
Becky Ringwald  
Larry Richardson  
Rick Johnson

Betty Wilson  
John Amentler  
Charles Crumpton

## OTHERS PRESENT

Ray Etheridge-Association Manager

## CALL TO ORDER AND APPROVAL OF THE MINUTES:

Ken Curry, President, called the meeting to order at 5:30 p.m.

John Amentler made a motion to approve the minutes of the May 13, 2014 meeting.  
Becky Ringwald seconded the motion, which passed unanimously.

## **June Financial Statements**

Ray Etheridge discussed the financial statements for June 2014. The financial Report reflected monthly income of \$30,308.35 and total expenses of \$19,247.61 for a net operating income of \$11,060.74. Reserve Transfer was made. General Maintenance up 1588.95, Legal Fees had credit due to collection on J-9.

**Receivables-** J-6, M-3 & R-5 have been sent Notice of Lien, R-11 Foreclosed, we will be receiving some money on this unit. J-9 we have collected \$7000.00 approx. \$1500.00 more to collect, late fees are not collectable and will have to be written off.

## **Old Business:**

- A. Wood Rot Repairs:** John Amentler reported that breezeways are mostly completed. Ken ask John about Patios, John stated he would take a look and see how many we have left to do. It was stated by Larry Richardson that the patios appearance is important.
- B. Insurance Appraisal:** Ray Etheridge stated that the Insurance appraisal is supposed to be in this week.
- C. Sprinkler Repairs Invoice Approval:** Becky made motion to approve Invoice for N. Side sprinkler system rewiring and zone repairs. Rick Johnson 2<sup>nd</sup>, motion passed unanimously.
- D. Retention Pond- Erosion:** Etheridge Property Mgmt., to build retaining wall, fill in front with rock, work is to start next week. Becky Ringwald stated the need to replace the fence for safety reasons. Ken Curry also stated that this was being done due to safety concerns/prevention.

## **New Business:**

- A. Termite Damage #C-2:** Ray Etheridge stated that Florida Pest Control is getting their own contractor and will pay for the termite damage. We have Bond with Florida Pest Control for the termite damages.

**B. Approved Estimate to trim Trees:** Trim of East side of N & O take back to fence line  
\$900.00

**C. Approved Estimate to Cut/Trim Top Red Top Bldg A:** Red Top trimming estimate  
\$150.00

Items **B, C & E** Estimates- There was a motion to approve (3) estimates by John Amentler, Rick Johnson 2<sup>nd</sup>, passed unanimously.

**D. Estimate to Trim Tree at L Bldg.-** There was some discussion as to the very large size of this Oak tree, it is a “Protected Oak” Board did not think trimming this tree would be advantageous to the parking area, it was decided that owner at L Bldg may do some minor trimming of this tree at his own expense.

**E. Approved Estimate to Cut Dead Limbs of Tree at T Bldg:** This motion was included in the items above (B&C), motion to approve cost of \$75.00 passed unanimously.

**F. Approve Estimate for fence repairs S end of O BLDG & S side of NBLDG: (includes gate repairs)** There was a motion to approve Fence Repairs by Rick Johnson, Larry Richardson 2<sup>nd</sup> the motion, passed unanimously.

**G. General Closing Discussion:** Ken Curry asks about I-5 feeding stray cats. Ray Etheridge informed the board that his office was made aware about the situation and a letter has been sent out to the residents. Dumpsters have been dropped back “off center” by Dumpster trucks, they are not be left off centered and drivers should be placing dumpsters back in a centered position.

**Pool Fence-** There was some discussion regarding painting/staining the Rear Fence in the Pool area, Etheridge Property Mgmt. to look into putting some Thompson Seal/ or Olympic Paint on the fence.

There was no further business and the meeting adjourned at 6:13 pm.

Respectfully submitted,

Ray O. Etheridge  
Association Manager