

# WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

August 16, 2016

## MINUTES

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### **BOARD MEMBERS ATTENDING:**

Becky Ringwald  
Rick Johnson  
John Amentler  
Betty Wilson  
Charles Crumpton  
Keith Harrod  
Erika Stamets

### **OTHERS ATTENDING:**

Cheryl Kelley – Association Manager  
Ann-Becky's sister

### **CALLED TO ORDER:**

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

### **APPROVAL OF MINUTES:**

John made motion to Approve June 14 & July 12<sup>th</sup> minutes, Rick seconded, All in favor

### **FINANCIALS:**

July financials were presented by Cheryl Kelley. Reserve Account breakdown and Age Receivables presented.

### **OLD BUSINESS:**

#### **Landscaping:**

Rick stated that he would contact Mike, Walders Landscaping regarding the Scenic Hwy. entry. Weeds still need to be addressed, in curbs and sidewalks

#### **Aqua Tech Pressure Washing:**

Pressure Washing has begun, due to rain forecasting for this week, the job has had a slow start. The work will be going on into next week, until all buildings have been washed. Rick will meet with crews on site for specifics needed thru-out the property.

#### **Patio and Breezeway siding repair**

John Amentler presented update regarding M & H repairs. M& H penetrated water line in pool building, they are to cut panel out and make the repair asap. This is to be finished this week.

5 breezeways completed/4 patios, were approved, 3 finished, took off 1 breezeway from estimate  
M & H work will be completed within next 2 weeks.

#### **Rules and Regulations:**

Board discussed the patios, breezeways & balconies, need for all residents to be compliant to the Rules and Regulations. There was discussion about making alterations without request, as example, Doggy door onto balconies. Board stated documents state and no variance will be honored, this will not be allowed. 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, no cosmetic changes allowed to buildings.

Letters have been sent to residents and owners that have installed the dog doors.

**NEW BUSINESS:**

**Tree/Limb Trimming:**

Tree Limbs S bldg. were trimmed on Monday.

Cheryl, Rick and John to look at other trees to determine other trimming needed.

**Other Business:**

**Pool Gate:** EPM to make a permanent change to Pool Gate entry lock, someone has been forcing way in and lock is not holding.

Pool Bathrooms need painting, Fall project

**Insurance: Sihle Insurance**

Renewal meeting will be next week, Renewal is approx..\$7000.00 down from last year

Cheryl will meet with Sihle Insurance and renew the Property Package Insurance, renews 9/3/2016-17.

**Becky Resignation:**

Becky addresses the board, she stated due to recent Health Issues, she will resign as President immediately.

She will stay on the Board of Directors.

Rick Johnson will preside as President until Annual Meeting in November.

**ADJOURNMENT:**

The meeting adjourned at 6:35p.m.