

# WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

September 9, 2014

Minutes

## **BOARD MEMBERS PRESENT:**

Ken Curry  
Becky Ringwald  
Larry Richardson  
Rick Johnson  
Keith Harrod  
Betty Wilson

## **OTHERS PRESENT:**

Ray Etheridge  
Cheryl Kelley  
Etheridge Property Management  
Pat Hanly #J-4  
Anne Haasnoot #H-5

## **CALL TO ORDER AND APPROVAL OF THE MINUTES:**

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

### **Approval of Minutes:**

Larry Richardson made a motion to approve the minutes from the August 12<sup>th</sup> meeting, Rick Johnson 2<sup>nd</sup>, approved unanimously.

### **June Financial Statements**

Ray Etheridge discussed the financial statements for August 2014. The financial Report reflected monthly income of \$23,162.06 and total expenses of \$110,838.22 for a net operating loss of \$87,676.22. It was duly noted that the **Insurance for the Year** was paid in August in the amount of **\$90,081.35**. Insurance Acct. Transfer was made for 89,081.35. Also it was noted that Insurance account funds did have sufficient funds to cover for the insurance. September transfer will be adjusted to the budget of the Insurance Account balance. Ray noted that the General Maintenance is up, but there have been many repairs, with fall coming that account will hopefully get back on track close to budget. Reserve funding transfer was made.

The CD that expired in August was moved to Doral Bank with a CD Int. Rate of 1.44

**Receivables-** # J-9 the final funds that Windchase will collect was paid in the amount of \$1,441.00, the balance will be written off as a bad debt. Currently the Receivables have a credit of \$3,248.88. Ray noted that this will continue to even off as the end of year gets closer.

### **Old Business:**

- A. Insurance Renewal Complete:** Cheryl Kelley stated that the Insurance Renewal has been completed, as noted above, the Insurance Account was able to cover for the insurance premium this year.
- B. Fence Repairs at corner by N Bldg:** Cheryl said that she as well as Rick Johnson had spoken with April, manager at Park Place Apartments. Park Place has repaired the top of fence and will make further repairs necessary such as the hole in the fence. Repairs are to be finished up to the corner and debris cleaned up on the Park Place side of fence.
- C. Estimate for Clearing Fence Line (S to N bldg. to corner):** Rick has an estimate from Walders Landscaping to clear fence line along both sides from W side of S Bldg. to the E side of O Bldg. for \$1000.00. Cheryl request the bid include the fence line to N Bldg. to corner. Rick will ask Walders to include that area and let Cheryl know. Cheryl will let board know asap if there is a change in quote price or not.

**D. Patio Fence Board Replacement/Painting:**

As reported at last month's meeting there are Forty-two Patios that need some work. Board decided to wait until fall to work on the patios. EPM is to work on estimate and get back to board at next month's meeting.

**E. Pool Fence Staining:** Staining the Rear Fence in the Pool area. Etheridge Property Mgmt. presented stain colors/Olympic Sealant for the fence at August meeting. Becky and Cheryl met and chose stain color; EPM has this project on their schedule to paint the fence this Thursday, Sept 11th.

**New Business:**

**A. Estimate to Remove Dead Tree at A & B Bldg:**

EPM has two estimates for the tree removal, Mack Tree Service for 450.00 and Tri State Tree Company for 875.00. There was some discussion, Becky noted that Mack has removed and trimmed trees before and performed a good job. Rick made a motion to approve Mack's bid, Beck 2<sup>nd</sup> the motion, and approved unanimously.

Mr. Curry ask for an additional estimate to grind the tree roots coming up in front of D Bldg. EPM to Contact Mack obtain price for this additional work.

**B. Landscaping at Entries:** Cheryl Kelley noted that the entries into the property are in need of ground cover, area is bare and needs attention. Becky stated that she has wanted that area worked on for some time. She has spoken to Carolyn of Walder's Landscaping regarding this area. Request from board for proposal to take our Indian Hawthorne's and replace with knock-out roses and mulch the entries. EPM to contact Walder's for estimate.

**OTHER BUSINESS:**

Anne Haasnoot #H-5 informed those present that she is having issues with her newly installed At&T New Verse for TV and internet. She presented a proposal from AVS systems for \$250.00 to replace the wiring in the attic area of H-Bldg. There was discussion among the board as to what would be the causes of intermitting signals in the cable and internet. Mr. Curry and the board agree as the Declarations of Windchase Bay read in Section XVI B.: See attached

Association provided for utility services "as necessary but excluding therefrom all piping, wiring, ducts ,conduits and appliances and other facilities located within a unit servicing **only** said unit."

Association provided the original wiring for phone lines and cable lines, not for individual wireless internet, as this specific facility services "only" said unit, these types of services were not provided at the time Windchase was established. If an owner would like to have such services they are responsible to obtain approval of the board and incur the cost.

There was no further business and the meeting adjourned at 6:30.

Respectfully submitted,

Cheryl Kelley, Association Manager