

# WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

October 14, 2014

Minutes

## **BOARD MEMBERS PRESENT:**

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

## **OTHERS PRESENT:**

Ray Etheridge  
Cheryl Kelley  
Etheridge Property Management  
  
Nancy Loy #A-2

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

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

### **Approval of Minutes:**

John Amentler 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 September 2014. The financial Report reflected monthly income of \$26,982.35 and total expenses of \$22,138.22 for a net operating income of \$4844.13. Reserve Account transfer was made \$3940.00.

**Receivables-** \$2148.08 was written off as bad debt for foreclosed unit #J-9. Currently the Receivables have a credit of \$3362.91. Ray noted that this will continue to even off as the end of year gets closer.

### **Budget 2015:**

Ray presented the proposed Budget for 2015. The budget includes a proposed \$5.00 per month increase in assessment dues. This increase is being recommended due to projected increases in Insurance, Landscaping and Maintenance. The budget will be mailed to all owners with the 2<sup>nd</sup> Annual meeting notice next week and presented at the annual meeting. It was noted that it would be the Board (not the owners) that will or will not approve the new budget for 2015.

### **Old Business:**

#### **A. Tree Trimming Estimates:**

There were two estimates presented, first one for G Bldg. Large low hanging Limb over parking lot for \$150.00 & second for Fence Line behind K, L & M Bldgs, including large limbs, high limbs and tree limbs dropping down over fence line, for \$1,875.00. After discussion as to the necessity of both of these tree/limbs trimming, Becky made a motion to approve both estimates, Rick seconded, passed unanimously.

#### **B. Fence Repairs update (Park Place):** Rick Johnson has spoken with April, manager at Park Place Apartments, the owner of Park Place will be in town next week. April will be requesting the owner for the fence repairs to be made, anticipate approval of owner next week.

- C. Landscaping proposal for front entry:** EPM presented a proposal from Walders Landscaping for \$1100.00 for new mulch and roses at entry. After discussion as to the cost and fall season planting, it was decided to hold off on new planting & mulch in the entry. Board decided to pine straw & prune Indian hawthorns at the entries at this time.

Ken Curry stated the landscaping needs at bare ground areas at Buildings J & L. L Building area has a more extensive area needing coverage and would require grinding of tree roots and possibly new soil being brought in order for the sod to grow in that area. It was decided to first do the J Bldg sod area before L Bldg area. EPM will request bids from Walders for prepping ground and sod in areas at J Bldg & L Buildings.

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

As requested by board, EPM presented a proposal to paint and make repairs to Patio Fences. There are approximate 43 patio fences with slots loose, 64 need painting and various ones with broken and rotted wood.

Becky requested that semi-gloss be used for painting. Estimate is for \$1800.00

John made a motion to accept the proposal, Rick seconded, passed unanimously.

- E. Wood Rot-John Amentler:** Mr. Amentler briefed the Board on his siding inspection. He inspected the building breezeways and downstairs patios to determine repairs/replacement of siding material required.

The inspection indicated that the breezeways were in pretty good condition. It is estimated that about "16" 4x8 panels require replacement.

In regards to the lower patio areas, the initial inspection indicated ten (10) "storage room walls" and three (3) "patio doors" walls require replacement.

Some patios could not be properly inspected due to large clutter and trash on patios.

Estimated cost to repair the areas identified in this initial inspection to be provided at the next Board meeting in November. (Directly after Annual meeting)

**New Business:**

- A. Annual Meeting, Thursday, 11/20/14- annual Meeting 2<sup>nd</sup> notice will be mailed out Friday 10/17.**

**B. Q—5 & C-6 Renter Issues:**

Ken Curry addressed the board and informed them about the Renter in C-6 Arrest for "breaking and entering" in Unit C-1. The owner of C-6 has sent a notice to his renters to vacate #C-6 by October 31, 2014, This request was made due to the request of the Board for violation of Windchase Bay Condominium, Declaration of Condominium Section XIII Occupancy and Use Restriction B. Rules and Regulation also states: 500.02 No immoral, improper, offensive, or unlawful use shall be made of the condominium property. No nuisances shall be permitted on the condominium property. (See 900)

Additionally there was a disturbance and police were called to Unit #Q-5 on October 1<sup>st</sup>. EPM and the Board are monitoring this situation and the owner of Q-5 has been contacted regarding the behavior of his renter.

Due to the recent occurrences the Board of Directors request a letter be drafted and sent to all owners informing them of their personal responsibility for the conduct of their renters

and guest. Credit and Background checks should be performed by owners and/or rental agents for all potential renters at Windchase Bay Condominiums.

**Other Business:** Nancy Loy #A-2 addressed the board regarding the 2<sup>nd</sup> leak she has had recently from a pipe outside. Nancy stated that her renters are having issues with sand in faucets from repairs to the pipe. EPM will check with maintenance on her repairs and call her back next day. Water bills were also her concern; EPM will obtain copies of last 3 months and average bill to check for additional water expense for reimbursement if necessary.

There was no further business and the meeting adjourned at 7:00.

Respectfully submitted,

Cheryl Kelley, Association Manager