WINDCHASE BAY CONDOMINIUM ASSOCIATION
Board of Directors Meeting
July 14, 2009

BOARD MEMBERS PRESENT
Ken Curry
Erika Stamets
Becky Ringwald
John Amentler
Babs Applegate

OTHERS PRESENT
Bill Bellatty
Maggie Breedy, Unit #I-5
Ray Etheridge, Property Manager

CALL TO ORDER & APPROVAL OF 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 12, 2009 meeting. Becky Ringwald seconded this motion, which passed unanimously.

FINANCIAL REPORT
Ray Etheridge reviewed the Financial Statements for June, 2009. Collections for the month were $1,800.00 under budget, but for the year were $6,400.00 over budget. Late fees collected were in the amount of $262.00. Expenses for the month were reviewed. The Reserve and Insurance transfers were all made on schedule. It was noted that the Association paid Escambia County for a pool permit, which had increased substantially from last year. There was also a credit on the statement in the amount of $603.00 for landscaping and tree trimming, which Ray could not explain. (An outstanding check from June, 2008 was voided.) Pool maintenance was also discussed and it was over budget for the month, and over budget for the year. Ray presented to the Board the transactions for a chemical company. It was noted that we purchased a new chlorinator early in the year, which was $483.75. The new safety devise was put on our pool, which was $374.94. In addition, the work to locate and repair the leak was in the amount of $920.61. These three (3) items amounted to within a few dollars of what are pool is over budget for the year. General Maintenance was under budget for the month by $400.00, but is over for the year by $900.00. It was also noted that sprinkler repairs are running under budget for the year by $1,900.00. Ray also explained that the water pipe replacement for Building "S" has been completed. The total amount was $6,325.00, which was taken from our Reserve Fund.

The cash in the banks were reviewed. The Account Receivable was discussed in detail. We still have one (1) unit in foreclosure and one (1) unit in bankruptcy. The unit should emerge from foreclosure in the next thirty (30) to sixty (60) days;

however, the bankruptcy situation is unknown at this time. The Association was also placing liens on three (3) additional units. It was noted that the expiration date on some of our C.D.'s has not been corrected after renewal, and this will be corrected before our next Board meeting.

The Owner of Unit #Q-5 was at this meeting and is requesting reimbursement from the Association in the amount of $130.00, for the repair to the air conditioning line. This line was removed by the Association, because it ran in front of the unit below the water heater. It is this Owner's contention that the company that did this work for the Association did not properly fill this unit with Freon, or left a valve loose so that leaked out. After some discussion, Erika Stamets made a motion to reimburse this owner $130.00. Babs Applegate seconded and this motion passed unanimously.

PROPERTY UPDATE

Painting of the green trim on the buildings was discussed. The Board decided to table any decision regarding painting until our next Board meeting, at which time we should know what our insurance costs will be for next year.

Pets were discussed. The rules of the Association now do not require a minimum size or a maximum size animal. The Board is considering making a rule to not allow "dangerous dogs". These dogs consist of four (4) breeds, which are Pit Bulls, Rotweiler, Hybrid Wolf and Chows. These animals are dangerous and with many children in the complex, the Association feels that these types of animals on the property are a liability. After discussion, Babs Applegate made a motion that the Board not allow any new animal onto the property of these breeds. Any animal of these breeds currently on the property, will be allowed to stay; however, they must be registered with the management company no later than thirty (30) days of notification. If they are not registered with the management company in that length of time, then they will be required to be removed from the property. This motion was seconded by John Amentler and passed unanimously.

Unit #I-5 discussed the problems with her neighbors in Unit #I-1. This past Friday night, the police had to be called twice at 11:30 p.m., and again at 2:00 p.m., when the party did not break up after the first visit. This unit also has a dog that barks constantly, and when these parties are going on, these people are parking all over in other people's parking spaces, leaving Owners and Residents with no place to park. Ray was asked to send a letter to this owner advising him that should this happen again, he will be fined. This letter will be sent via "Certified Mail".

The recent landscaping done by the Resident of Unit #J-4 was discussed. This is a Renter that on her own removed the sod from a mound on the drive, and installed many different types of plants. The Board discussed this. The only plant they think should be left here is a small crepe myrtle that is at the very top. Ray was asked to send this owner a letter asking that this mound be restored to its original condition, with the exception of the crepe myrtle, if they choose to

leave it. If this is not restored in a timely manner at their expense, the Association will have this island restored and will bill the owner.

There were several items around the property that Ray was asked to check on.

- Ray was asked to call Carolyn Walters, our Landscaper, and ask that leaves not be blown around the air conditioning units outside, or into our fence lines.
- Check the twelve (12) unit buildings for mold and mildew on the ceilings of the lower units.
- Some post lights are out at the pool.
- Some units have not corrected or replaced the sunscreens that are out of compliance. New letters will be sent to these owners.
- Ray was also asked to request Carolyn Walters to replace the shrubs on the East side of Unit #S-9 with Indian Hawthorne plants.
- One (1) Unit has too many hanging baskets.
- Breezeway light is out at Unit #I-5.

ADJOURNMENT

There was no further business and the meeting adjourned at 6:35 p.m.

Respectfully Submitted,

Ray O. Etheridge