WINDCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting
January 13, 2009

BOARD MEMBERS PRESENT

Ken Curry	Charles Crumpton
Becky Ringwald	Barbara Applegate
Eric Frulla	Erika Stamets
Greg Farrar	

OTHERS PRESENT

Ray Etheridge, Property Manager
Mr. & Mrs. Morris

CALL TO ORDER & APPROVAL OF MINUTES

Ken Curry, President, called the meeting to order at 5:30 p.m. Eric Frulla made a motion to approve the minutes of the October 14 & November 19, 2008 meetings. This motion was seconded by Barbara Applegate and passed unanimously.

FINANCIAL REPORT

The Financial Statements for December 2008 were discussed. For the month, the Association collected $23,103.00, which was $656.00 under budget. For the year, we are under budget by $2,325.00. The Reserve funds were transferred in December as well as all insurance transfers. Expenses were reviewed. Invoices were on hand for the Board of Directors review of all maintenance invoices for the month, as well as sprinkler repairs and the pipe replacement in Building "L". The Board reviewed all bank accounts and the reserve fund. The Accounts Receivable was looked at in detail. The Association has one (1) unit in bankruptcy, one (1) in foreclosure, two (2) have been turned over to attorneys for collection, and "Notices of Intent to Lien" have recently been sent to nine (9) additional units.

PROPERTY UPDATE

REQUEST TO HAVE AIR CONDITIONER LINE MOVED

Mr. & Mrs. Cox were present to request that the Association bear the expense of moving an air conditioning line in front of the water heater in one (1) of their units. They need to replace this water heater, but the way these air conditioner lines of the upstairs units are run; they cannot remove the water heater. They felt that this should not be their expense as these lines were not associated with their unit. After discussion of this matter, Charles Crumpton made a motion that the Association move these air conditioner lines at the Association's expense, not to exceed $300.00. Erika Stamets seconded this motion, which passed unanimously. Ray will get estimates from several air conditioner contractors and have these lines moved as soon as possible.

SUNSCREENS ON THE SIDES OF PATIO AREAS

The Board of Directors reviewed the final draft of the proposed Rules & Regulations, pertaining to guidelines of installation of sunscreens on patios and balconies. Currently, there is a hodgepodge of different installations and colors. The Board of Directors has worked on these guidelines for several months, and after discussion of these Rules & Regulations, Eric Frulla made a motion that this last draft of guidelines be approved by the Board of Directors. Becky Ringwald seconded and this motion passed unanimously. These guidelines will be distributed to all owners with a copy of these minutes. Owners who have sunscreens installed contradictory to these guidelines, should upon receipt of the Rules & Regulations, make arrangements to bring their sunscreens into compliance with these Rules & Regulations.

WEBSITE

Ray informed the Board of Directors that their website is nearing operation and within ten (10) days to two (2) weeks, owners should be able to go to the Etheridge Property Management website, click on to Windchase Bay, and retrieve copies of the Declaration of Condominium and other Windchase Bay documents. The website address is epmfl.net.

POOL DRAIN COVER

Ray informed the Board of Directors that the Health Department has approved a new safety device for all pools. This safety device is mandatory and is regarding the Graeme Baker Pool & Spa Safety Act. This is a cover that will go over the main drain in the pool, as stated for safety reasons. We have obtained an estimate from Jerry Lee Chemical to install this cover for $348.78. This is based on not draining the water from the pool, and being able to use the existing main drain. The Board approved this expense.

UNIT #L-3 LEAK

Ken Curry stated that over December there was leak under the floor of Unit #L-3. The Association had agreed in the past to replace water lines, when there is a leak under the slab. These water lines were replaced for the entire building, at a total cost of $4,890.00. This was for the eight (8) units in that building. There were funds in the pipe replacement line item in our Reserve account, and this expense was paid from the Reserve fund.

The Board discussed and approved, to set up a new Reserve account for the retention pond cleaning/clearing. 2% of our Reserve amount will be added to this account to begin in January, 2009. This 2% will be pulled from our painting Reserve percentage, because as wood rot is repaired, much painting is being done and not as many funds will be needed when painting is again scheduled.

RULES & REGULATION VIOLATIONS
There were several violations of our Rules & Regulations around the property. Ray was asked to have pink flamingos removed from the common area of one (1) unit. Landscape timbers are rotted and need to be repaired in another unit. In addition, there appear to be several expired car tags. Ray was asked to look at license plates and make sure all are current. There were some dark blinds in a unit and drapes that are all array or missing in another unit. Trees need to be trimmed off the Building of Unit #L-3.

It was also discussed that our garbage trucks are speeding in the property. Ray had talked to them some months ago and was asked to again call them and demand that they slow down while driving within Windchase property. **Also, all owners remember, these garbage dumpsters are for household garbage only and not for old or used furniture. Do not <u>under any circumstances</u> leave any items on the ground beside the dumpster.** No one wants discarded furniture or other items. You must dispose of these types of items in another manner. Again, the dumpsters are household garbage only. Your cooperation is appreciated in this matter.

It was discussed that an owner has requested the Association install a TV outlet in their second bedroom. It appears that many units do not have TV outlets in their second bedrooms. This owner was informed by Etheridge Property Management that they would be responsible for this outlet. Ray will discuss this with this owner.

CONDOMINIUM QUESTIONNAIRE
It was also discussed that Etheridge Property Management is charging $95.00 for the completion of a condominium questionnaire, which is allowed by state statute. The Board of Directors felt that this was too expensive, and that it should be a lower amount. The Association wants units to sell and this is an extra expense for potential buyers. It was agreed that Etheridge Property Management would lower this fee to $30.00 for units at Windchase Bay.

<u>SECURITY</u>
We want all Owners to be aware that there has been some attempted vandalism within Windchase Bay. It is suggested that all automobiles be locked when unattended. Any Owners seeing anything suspicious should call the police department at 435-1900. This is a non-emergency number, which the police would prefer, but if any owner cannot locate this number and sees something suspicious, simply call 911.

<u>ADJOURNMENT</u>
There was no further business and the meeting adjourned at 7:40 p.m.

Respectfully Submitted,

Ray O. Etheridge