WINDCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting
April 14, 2009

BOARD MEMBERS PRESENT

Ken Curry
Becky Ringwald
Eric Frulla
Charles Crumpton
John Amentler
Fleurette Fontaine

OTHERS PRESENT

Ray Etheridge, Property Manager
Mary Shearer
Ann Haasnoot

CALL TO ORDER & APPROVAL OF MINUTES

Ken Curry, President, called the meeting to order at 5:30 p.m. Fleurette Fontaine made a motion to approve the minutes of the March 10, 2009 meeting. Eric Frulla seconded and the motion passed unanimously.

FINANCIAL REPORT

The financial statements for March, 2009 were reviewed. Collections for the month were $3,912.00 under budget; however, we are $6,610.00 over budget for the year. There are still several units in arrears. Additional "Notices of Intent to Lien" are being sent. One (1) unit is in foreclosure. The loss assessed on this unit is mounting, as well as the unit that is in bankruptcy. The Reserve transfers and Insurance transfers were made as scheduled. The Associations accounting for 2008 is in the hands of the accountant. The Association made an estimated tax deposit in March, 2009 in the amount of $1,800.00. Income taxes were paid on interest income. Expenses were reviewed and Ray Etheridge was asked to send an invoice to one (1) of our units where the maintenance company was called and the problem was with this owner. A Certificate of Deposit had matured and the old date was still on our financial statements. This will be corrected.

PROPERTY UPDATE

POOL WATER LEAK

The water leak we had in the pool has now been repaired. A leak detection company had been hired to find the leak. They had located this leak, and spotted it on the north end of the pool. When the repairman came to fix the leak, the leak was not in this location. He located the leak about midway of the pool and on the East side. His estimate to make these repairs was approximately $500.00, but was actually $900.00 because of additional work. The pool is back to the condition it was in prior to any repairs being done.

SUNSCREENS
The new guidelines concerning sunscreens were reviewed. These had been interpreted that color only had been grandfathered. Upon further review of the guidelines, it was determined that additional sunscreens are grandfathered. The guidelines for grandfathered screens reads as follows:

> "All units not in compliance with the above regulations except for color, must be removed or brought into compliance with the change of occupancy, sale, or re-rental of the unit."

This means that sunscreens made of other fabrics are allowed, but must be changed when occupancy changes. **This only applies to seventeen (17) units that were on the original list made by the Board of Directors on their walkthrough of the properties. Any sunscreen installed after this original list is not grandfathered.**

HANGING ITEMS/PLANTS ON PATIOS & BALCONIES
The Board also reviewed the number of hanging items/plants on patios and balconies. The guidelines state the maximum of three (3) hanging flowerpot/baskets or objects are allowed. This could be no more than two (2) wind chimes and one (1) plant or three (3) plants. Ray Etheridge had received complaints about one (1) unit having too many plants on their balcony; however, they only have three (3) hanging plants, which is allowed. It is again noted that nothing can be hung from the ceiling of the balconies.

LATE PAYMENTS
The Board is concerned about the large number of late assessments, and the minimal amount of late fees that is currently charged by the Association. Currently, the late fee is $10.00 per month, plus 1 1/2% of the unpaid balance. It was discussed that the Board of Directors raise this late fee to $25.00 per month, plus 1 1/2% on the unpaid balance. After some discussion, Fleurette Fontaine made a motion that late fees be raised to $25.00 per month, effective June 1, 2009. Becky Ringwald seconded this motion, which passed unanimously.

CATS BEING ALLOWED TO RUN LOOSE
Many owners are allowing their cats to run loose on the property and particularly after hours. This in violation of not only the Windchase Bay "Rules & Regulations", but also Pensacola City Ordinance. Cats running loose are not allowed. They are an annoyance to owners who do not have pets, and to owners who keep their pets inside. Ken Curry will this week, begin to set a cat trap to trap loose cats and turn them over to the Humane Society. This is in the process of being done within two (2) or three (3) days.

CLEANING OF BREEZEWAYS
The cleaning of breezeways was discussed. Some are badly in need of cleaning. Ray Etheridge informed the Board of Directors that he would clean those balconies at a cost of $20.00 per balcony. It was decided that Becky Ringwald,

Ken Curry, and other members of the Board of Directors would walk the breezeway and give Ray a list to be cleaned.

LEAK

We had recently had a leak of a water line in Building "S". Unit's #S-9, #S-10, #S-11 & #S-12 have new water pipes run into the unit; however, Units #1 thru #8 still have the old line running to the unit where it connects to the copper. Ray Etheridge has an estimate on hand from Boyd Plumbing to run new pipes to these units in the amount of $4,450.00; however, these would require going up the wall and penetrating the firewall between Units #1 thru #8 and Units #9 thru #12. It was discussed that this may not be allowed by the City Building Code. After additional discussion, Fleurette Fontaine made a motion to approve the Boyd estimate of $4,450.00 if the City gives approval to penetrate this firewall. With this stipulation, Becky Ringwald seconded the motion, which passed unanimously.

Ray also had an estimate on hand from Ortiz Painting, to paint the 2 x 12 beam that is between the decks and the balconies of the Units. There are eighty-eight (88) of these. They seem to catch more sun and need painting more often than other wood in the property. This estimate was in the amount of $2,575.00. The Board of Directors discussed this briefly and there was a question of the appearance, if these 2 x 12's were freshly painted and the other wood was not painted. Ray was asked to go back and get a price from Ortiz for painting all wood, and call another painting company to get an estimate to paint just the 2 x 12's, as well as an estimate also to paint all wood. This will be discussed at our next Board meeting.

RULE VIOLATIONS

Several rule violations were discussed around the property. It seems that most of these violations are in "Rental Units". It was discussed that many times owners are not turning in tenant information, which is required by the "Declaration of Condominiums". The Board of Directors asked Ray Etheridge to check this, and any Owner who has not had a Resident Information Form or a Tenant Information submitted to this office, be sent a notice, and if this is not received, than this Owner will be fined. It is hoped that the tightening up of this procedure will lessen the complaints from non-owners or residents.

ADJOURNMENT

There was no further business and the meeting adjourned at 6:40 p.m.

Respectfully Submitted,

Ray O. Etheridge