WINDCHASE BAY CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

July 12, 2011

BOARD MEMBERS PRESENT
Ken Curry
Becky Ringwald
John Amentler
Larry Richardson
Charles Crumpton
Eric Frulla

OTHERS PRESENT
Bob Guenthner

CALL TO ORDER AND APPROVAL OF THE MINUTES
Ken Curry, president, called the meeting to order at 5:30 p.m. Larry Richardson made a motion to approve the minutes of the June 14, 2011 meeting. Becky Ringwald seconded this motion which passed unanimously.

FINANCIAL REPORT
Bob Guenthner discussed the financial statements for June 2011. The reserve transfer was made and is on schedule for the year. General Maintenance was reviewed, and the $808.40 debit was from a gutter hitting a car parked at Building L. Accounts receivable was discussed. Bob Guenthner explained that Ray Etheridge and Ken Curry will get together and decide what to do on the liens.

PROPERTY UPDATE
John Amentler discussed the wood rot. Bob Guenthner explained that all repairs have been completed and paid for with the exception of O1+3 and D2+6. Bob explained that the materials for the repairs are in, and the repairs will begin as soon as possible.

Work being done by AT&T was discussed. Also discussed was part of Florida Statute #718—Rules for Common Property. The Board approved that Cox Cable, AT&T, ECUA, and Gulf Power be sent a certified letter with a copy of Statute #718 regarding "right-of-way of property". The Board also asked that Bob Guenthner check each building as the air conditioner drains are being covered, and boxes are being mounted to the buildings without being properly sealed.

NEW BUSINESS
Asphalt was discussed, and a request was made to contact Panhandle Grading & Paving and Roads, Inc. paving companies to get bids on repaving and restriping all areas. Also, the parking space unit numbers need to be done.

It was brought to the Board that the two pine trees along the rear property line are Spyglass property. The Board wants a letter sent to Spyglass requesting they be removed as the sap and resin from the trees are dropping onto cars.

ADJOURNMENT
There was no further business and the meeting adjourned at 6:05 p.m.

Respectfully Submitted,

Etheridge Property Management