WINDCHASE BAY CONDOMINIUM ASSOCIATION
Board of Directors Meeting
May 10, 2011

BOARD MEMBERS PRESENT
Ken Curry
Barbara Applegate
Larry Richardson
Erica Stamets
John Amentler

OTHERS PRESENT
Ray Etheridge

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 March 9, 2011 meeting. John Amentler seconded the motion, which passed unanimously.

FINANCIAL REPORT
Ray Etheridge reviewed the financial statements for April 2011. Collections for the month were $2,700.00 under budget, but well over for the year. Late fees were also collected in the amount of $220.00. Interest credited for the month of $551.00 and miscellaneous income of $60.00. The expenses were reviewed. Reserve transfers were made as well as the insurance transfers. Income tax returns were filed in April and the total taxes paid were $967.00. General maintenance was over budget for the month by $794.00 and is over budget for the year by $1,332.00. Various bank accounts were reviewed by the board. The accounts receivable was reviewed in detail. Two units, which owed at the end of April, have now paid in May. Notices of intent to lien are being sent to five additional units and liens are being placed on three additional units, with one unit already liened by the Association.

PROPERTY UPDATE
John Amentler discussed wood rot repairs. The five units costing approximately $12,000.00 to $13,000.00 that was approved in 2010 have been completed. One of those has not been paid for to-date by the Association. Two additional units have been approved and one of these will be done this month and the other next month. These two will be paid for from the budget amount for wood rot/siding replacement.

WATER LINES
A new proposal from Boyd plumbing to replace the water lines from the meter to the building for building "B" was discussed. This has been verbally approved since there was no quorum at the last meeting. This proposal is in the amount of $3,400.00 and EPM personnel will remove roots as needed for this water line. This water line replacement is scheduled to start on Monday, May 15th. John Amentler made a motion to approve the installation of these new water lines for building "B". Larry Richardson seconded and the motion passed unanimously.

PAINTING OF PATIO FENCES
The Board briefly discussed the recent painting of the patio fences. These have now been completed and everyone seems to be pleased with the appearance.

GENERAL DISCUSSION
The security lights were again discussed. Ray reported that lights were discussed with Quigley Electric and Mathis Electric. Both recommended that the Association use a better, more

expensive light fixture, which can be purchased from their stores or any electrical company rather than using less expensive, inferior quality of those sold in Lowe's or Home Depot. Ray also reported that Gulf Power had been called regarding pole lights to replace those currently mounted on the building. Gulf Power would require someone to point out a specific area where they wanted the poles before they would give any price. It was the consensus of the Board that poles scattered throughout the property would not be attractive and we will stay with the current security lights mounted on the buildings. LED lights were also discussed, and Ray will check and see if this is a feasible light for security purposes.

Estimates were on hand to repair the chain link fence at the south end of Windchase and between Spyglass properties. Two estimates were on hand, one in the amount $385.00 and one in the amount $350.00 from A-1 Hurricane Fence Company. This will be for the installation two new posts for extra support to prevent damage from this fence being climbed over, and two new top rails. After some brief discussion, John Amentler made a motion to approve the proposal from A-1 Hurricane Fence in the amount of $350.00 for this repair. Erika Stamets seconded and the motion unanimously.

New sod had been discussed on the property and Ray did discuss this with Carolyn Walders, our landscape people, about installing two pallets of sod. The cost of this sod plus installation will be $700.00 - $800.00. Erika Stamets made a motion to approve the installation of this sod. Barbara Applegate seconded and the motion passed unanimously. It was discussed that if new sod is installed we must have proper irrigation. Ray was asked to make certain that the irrigation system is working properly in all area where the sod is laid. In addition, new flowers have been planted at both entrances and we must have proper irrigation here as well.

An owner has requested reimbursement and stated that the lawn maintenance crew may have damaged a line to the thermostat of his air conditioner. Ray has looked at the wire and the area of the unit and it is his opinion that the maintenance crew did not damage this wire, but the wire had just deteriorated with age. Ray had discussed this with the resident and the resident seemed satisfied with the outcome at this time.

Ray was asked to have a water cooler removed from the deck of unit A-6 and that the telephone boxes adjacent to "M' building have rusted and have fallen over. The sprinkler system needs to be checked in the area of Unit R-9 on the east side and some z-bar on some of the buildings is rusted and needs to be cleaned.

ADJOURNMENT
There was no further business and the meeting adjourned at meeting adjourned at 6:10 p.m.

Respectfully Submitted,

Ray O. Etheridge