WINDCHASE BAY CONDOMINIUM ASSOCIATION
Board of Directors Meeting
March 9, 2011

BOARD MEMBERS PRESENT
Ken Curry
Barbara Applegate
Larry Richardson
Erica Stamets
Becky Ringwald
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 February 8, 2011 meeting. Barbara Applegate seconded the motion, which passed unanimously.

FINANCIAL REPORT
Ray Etheridge discussed the financial statements for February 2011. It was noticed that we have collected a large sum of funds from Unit D-4, which has been in foreclosure and bankruptcy for some years. Larry Richardson made a motion that these funds be set aside to use for an emergency fund or other expenses as deemed necessary by the Board. Erika Stamets seconded this motion, which passed unanimously. The expenses for the month were reviewed and the Reserve transfer and Insurance transfer were made on schedule. We have a credit on the legal fees that were collected form Unit D-4, however, an expense is also owed at this time, which will wash away most of this credit. Other expenses were reviewed and the general maintenance was very low for the month at only $262. Ray also pointed out that $5275 had been transferred from the Reserve account to pay for the pipe replacement and repairs in building "G". The Accounts Receivable was reviewed in detail. With the collections of the funds owed by D-4, the receivable looks much better. However, the Association still has sent "Notices of Intent to Lien" to five (5) units and demand letters for rent have been issued to two (2) additional units. Four (4) units, which owed funds at the end of February, have now paid in March. The siding repair reserve account is showing a negative balance because of the transfer that was made in December. Becky Ringwald made a motion to transfer $6000 from the painting reserve to the siding reserve. Larry Richardson seconded this motion, which passed unanimously. Becky Ringwald then made a motion to transfer $2500 from the painting reserve to the pipe replacement reserve. Larry Richardson seconded this motion, which passed unanimously.

PROPERTY UPDATE
John Amentler discussed wood rot repairs. The Board has approved in 2010 to transfer $12,000 to $13,000 from the siding replacement reserve account and replace up to six (6) additional window areas of units with the new hardy board siding. To date three (3) of these have been changed and one (1) has been paid for by the Association. The others will be worked on in the short term. John has the list of other units that could be changed and we have funds in the operating account to change approximately a window area on an every other month basis or six (6) for the year. This would not apply to the ends of the buildings if they were replaced. This expense alone is approximately $6000 for one (1) side.

WATER LINES
Ken Curry discussed the exterior water lines from the meters to the buildings for building "D". This has been discussed at several Board meetings and no decision has been made to date. Ken

suggested that we get a price from a plumber to run new water lines from the meters to tie into the buildings leaving ECUA out of the picture unless their plumbers are required to do this work relating to the water meters. The water meters would not be moved, but dug around and any roots in these areas be removed so that the meters would once again be in a level straight position. An estimate for this will be brought to the next Board meeting.

GENERAL DISCUSSION
Ken also had received a call from an owner regarding other owners with excess automobiles parking on the property. This owner stated that an owner that is using the pool/visitor parking to park their automobiles as well as using the space belonging to other unit owners. One (1) letter has been sent to this owner previously and Ray stated he would send another letter to this owner. However, it was also noted that this owner could have approval to park in another owner's parking space that is not being utilized.

Barbara Applegate stated that there was a large holly on the west side of building "R" that is dying. Ray will take a look at this.

Erika Stamets also stated that there seems to be some loose wiring on the west side of the Hyde Park entrance. This may be related to the water meter or the sprinkler system. Again, this will be looked and checked out. Barbara Applegate also stated the mailboxes in the area of building "R" have a very rusted stand and Ray was asked to call the Post Office for them to make repairs.

Ray discussed an area adjacent to the building "G" that is being washed away by rainwater falling from the roof. Ray suggested that fill would be put in this area and shrubs then planted as to break the overflow of water. There are some shrubs in the general area that could be moved into this area and sod placed there. This was approved by the Board.

Ray also informed the Board that is some wood rot in unit J-2 behind the kitchen cabinets. This was discovered during some remodeling. Ray has scheduled a contractor to look at this on Wednesday morning.

There had been discussion on the property regarding the exterior security lights, which are on the corners of each building and in the middle of the twelve (12) unit buildings. This is fairly major expense to the Association and Ray has talked to two (2) contractors regarding type of lighting to place in these areas. Quigley Electric had recommended the metal highlight lights, using from a 50 to 150 watts bulb. These bulbs should last from 20,000 - 25,000 hours and this would relate to about five (5) years of life out of each bulb. Quigley also suggested that a better light fixture be purchased. The ones you purchase from Lowe's are low in price, but they are also lower in quality. Quigley Electric will ride through the property tonight, take a look at the lighting, then call Bob at the Etheridge office tomorrow, and make some recommendations. Ray was asked to make some adjustments to the light fixtures on the main drive side of building "R". This would be units R-9 - R12. Ray was also asked to call Gulf Power and get an estimate to install better lights on the property, which would be placed on concrete polls.

ADJOURNMENT
There was no further business and the meeting adjourned at meeting adjourned at 6:25p.m.

Respectfully Submitted
Ray Etheridge