

WINCHASE BAY CONDOMINIUM ASSOCIATION

Board of Directors Meeting

September 8, 2015

MINUTES

BOARD MEMBERS ATTENDING:

Rick Johnson
Becky Ringwald
Eric Frulla
Betty Wilson
John Amentler
Erika Stamets

OTHERS ATTENDING:

Cheryl Kelley – Association Manager

CALLED TO ORDER:

The meeting was called to order by Becky at 5:30 p.m.

Memorial for Ken Curry: Ideas for a memorial was discussed. Becky suggested a plaque to be placed on the ground by the tree near R Bldg., Granite piece in ground in memory of Ken, with his years of service to the Association, engraved. Eric made a motion to accept, Rick seconded, all in favor.

APPROVAL OF MINUTES:

Eric motioned to approve the Minutes from the August 11, 2015 meeting. Rick seconded. All in favor.

FINANCIALS:

August, 2015 financials were presented by Cheryl Kelley. Total Revenues are \$27043. Total Expenses are \$99,249. Net Operating Incomig is \$-72206. Reserve transfer was made. Also noted Annual Building Insurance was paid \$ 80456. This is an annually budgeted item, insurance premium renewal actually came in under budget for 2015, saving association approx. 16500.00.

Reserve Account breakdown and Age Receivables presented. Receivables; 2 accounts were be sent “Notice of Lien” for August dues in arrears over 60 days. 2 accts are with attorney w/ lien filed. Statements have been sent to all owners with a balance due.

OLD BUSINESS:

A. LANDSCAPING:

Trees that were approved at August meeting, for removal, due to interior wood rot, have been removed.

Limbs R & E building have also been removed. Cheryl to get estimate for removal of limbs for) bldg. Palm and vine/limbs on tree in front of O-1.

B. Siding O Bldg. Additional repairs M & H- John reported, upon the construction going on at O-1, there was a discovery of missing flashing over the siding around window. M& H has been contacted to make the additional repair to the flashing

C. Insurance Renewal Completed 9/3/2015:

The Property Insurance renewed on 9/3.

Law & Ordinance Insurance was added to the coverage for an additional 2236. Premium was significantly down for 2015, saving on the budget of approx. \$16500.00 under budget for the renewal.

NEW BUSINESS:

A. O Building Florida Pest Control:

Due to an rodent problem discovered around the O bldg., an estimate has been provided by FL Pest Control to perform a Rodent Control Exclusion for the Building exterior and attic space cost of \$775.00 John made a motion to accept estimate, Rick seconded, all in favor.

B. Water Meter/Line Repairs ECUA, renewing water services-

Becky asked crew on site to make a more permanent repair at the ongoing leak in road near D bldg. EPM to check all sprinkler head and system after the work in completed this week.

Other Business:

Budget for 2016 is in the planning stages

Estimate for R-10 patio and siding, requested from M&H and Nik Curtis Contractor

John stated he would like to go to N bldg. downstairs for siding repairs, will get estimate from M&H

ADJOURNMENT:

The meeting adjourned at 6:20p.m.