

**WINDCHASE BAY CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
May 12, 2020 @ 5:30 p.m. by teleconference**

CALLED TO ORDER:

John Amentler called the meeting to order @ 5:32 p.m.

BOARD MEMBERS ATTENDING:

Keith Harrod
Don Ravinski
Hunter Whittington
John Amentler

APPROVAL OF MINUTES:

Board reviewed April 14, 2020 Board Meeting Minutes. Don motion to approve, Hunter seconded, motion passed unanimously.

FINANCIALS:

April 2020 Financials reviewed. Don motion to approve, Keith seconded, all in favor unanimously. Cheryl will send copies of the financials on Wednesday.

OLD BUSINESS:

Maintenance:

Don asked on protocol to re-start the maintenance projects. John thought start downstairs and avoid personal contact, 3500-3800 remaining cost to complete project started.

Soffit Repairs \$4,000.00 Pro Quality bid. (JD doing siding sent reminder, no response)
16 areas to do, Keith motion to do the soffit repairs, Hunter 2nd, all in favor.

Siding is to be done 1st, before Soffits, JD Services, for Siding repairs \$7500.00 approx. with change orders for wood rot found possible.

Approved by board in March

Units that are complete: Unit G8 - \$800.00 Unit T9 - \$800.00 Unit L2 - \$750.00 Unit K11 - \$800.00, plus wood rot repair material and labor \$150.00 Unit S5 - \$400.00, plus adding plywood to trusses, top of door \$150.00

Total Due: \$3,850.00, payment made, 3/17/2020.

Painting curbs/parking lots

Parking Lot, lines, curbs, stop lines. Greg Shires scheduling in June

Painting of parking lines, curbs, stop line, unit #'s

ECP bids did not have specifics as Greg Shires Asphalt Paving, at 10,500.00. Greg is familiar with property, as per quote, Don motion to approve as quoted, unit #'s, curbs, stop lines, parking lines.

Cheryl will approve the bid from Asphalt Sealing Co. to paint only, June scheduling to Hunter 2nd, all in favor.

New Business:

a. Landscaping/Lawn Treatment

Cheryl asked if bushes in front of pool may be removed. Board
New signs are ordered regarding parking, temp. parking at pool
New signs for pool, parking ok'd by board, updated parking signs.
Agreed bushes in front of pool house will be removed, new signs to be placed after bushes removed.

A-8 Willow tree, Don looked at it, needs to be removed. Put on winter tree removal list, growing into power lines. Andrea request GP do it.

Ants to be treated by EPM

New lawn service contract discussed going to new contractor, Grounds Guys.
Don asked about start date of June or July, Don motion to change lawn services July 1, for the quote as stated. Keith second, all in favor.

Ensec treatment has improved the lawn.

b. Fire Extinguisher Inspections/ Hiller Systems inspected April.

Pull invoice for list of items replaced.

Don list of items that needed to be done.

c. Florida Pest Control, Termite Inspection completed of patios and exteriors of buildings.

Report requested. Keith ask to compare 2019 and 2020 report when applicable.

d. **Covid 19, CDC guidelines, discussion of social distancing.**

EPM placed a sign for pool, 6ft. distancing/ 10 people limit at pool at a time.

e. **Irrigation**, Don has made repairs.

f. **Aqua Tech, Pressure Washing**: Buildings and Curbs Cleaning

In progress

ARCHITECTURAL REQUEST: none currently

Rules and Regulation Update to Rentals: Discussion of Rental terms allowed

Keith motioned, change rentals term from 1 month, to at least 7-month term.

Hunter second, All in favor.

Add to website and investigate Annual meeting vote on change to CCR's.

Website

Update Rules/Regs with the Rental Terms update.

Spring Newsletter:

Don suggested that the Architectural guidelines be reintroduced in the Spring newsletter.

Bronze color is required for all window trim exterior.

No hoses may be run up the buildings to balconies above.

Concern of stairs, slippery at bottom of stairways, inspect for slippery ones, at steps, Don suggestion, Ryan to with Don on small galvanized material, gauge fix for the steps.

ADJOURNMENT:

Being no further business, the meeting adjourned at 6:25 p.m.