

Windchase Bay Condominium Association

Board of Directors Meeting

June 11, 2019

Minutes

CALLED TO ORDER:

President, John Amentler called the meeting to order at 5:30 p.m.

BOARD MEMBERS ATTENDING:

Don Ravinski
John Amentler
George Bonilla
Hunter Whittington
Keith Harrod

ALSO ATTENDING:

Amanda Pacitti-Property Assistant
Alan Kohr

Presentation of the WCB Website: Kimberlie Turk

WindchaseBayPensacola.com

Owners Portal: Password: WCBCOA2019

APPROVAL OF MINUTES:

May 7th Meeting minutes, Don motion to approve, Jorge 2nd, all in favor.

FINANCIALS:

Amanda presented the May financials

Special Assessments balances, those making payments & balances were presented and discussed.

Jorge made motion to approve the financials, Don seconded, all in favor unanimously.

Old Business:

Maintenance:

Don presented Roof update,

Roof/Gutter Project Update, Building completed/in progress: Don informed that there are only 3 bldgs. left. 1 bldg. needs hardy board. approx. \$2500 more for hardy board replacement. Don checked to make sure no termite damage. Patios are in worse shape than previously believed. Painters are ahead of gutters; other painter will wait a couple more weeks to ensure hardy board and roofs complete. \$14,205 outstanding for remaining projects. Possibly move reserve funds and utilize maintenance money.

Breezeway Repairs, American Restoration, on hold while corner painting is done.

New Business:

Termite Inspection Report:

Amanda reported on units inaccessible, will contact Florida Pest Control for makeup day.

-S-9 Brigham, request to plant Crepe Myrtle, the grass area between the road and breezeway:

Not approved unanimous. Letter will be sent informing it may be resubmitted for a different location.

Other Business

Don proposed drainage/ditch clean out on the south side of RST bldgs., approx. \$300-\$400, will use dirt to fill in holes. John motioned to approve, Jorge second, all in favor.

New light fixtures will be ordered due to manufacturer discontinued making.

John will obtain estimate to remove dead/diseased tree in front of B bldg.

Next Meeting:

Board meeting July 9 @5:30 p.m.

ADJOURNMENT: The meeting adjourned at 6:45 p.m.