

Windchase Bay Condo Association
BOARD OF DIRECTORS MEETING
Tuesday, August 9, 2022 @ 5:30 PM
at Etheridge Property Mgmt. Office
Minutes

1. **Call to Order**

Don Ravinski called meeting to order at 5:33 p.m.

2. **Approval of minutes:** July 12, 2022

Don motion to approve the July minutes, Hunter 2nd all in favor.

3. **Financials-** July 2022

Income Statement, Balance Sheet, Receivables, Reserve Account breakdown & collection update presented and discussed.

Pool Filter need to make decision on changing to updated type.
Check with Joe w/ EPM maintenance.

4. **Old Business**

- A. Pool Entry Gate/Fence: New Gate and lock estimate from Kleenworx, Estimate \$7887.00, keypad code update, programmable mechanical, with key override. Don motion to approve estimate, Rose seconded the motion, all in favor. Fabrication in process.

Code to go in newsletter, and on the WCB website

Previous discussion to have 1 bathroom at pool and the other room maintenance storage, updating the 1 bathroom.

- B. *Landscaping, East Bay Landscaping*
Don erosion and repairs

- C. Termite Contract; Florida Pest Control, new updated Contract
Formal vote, Don Motion to approve quoted cost for the Sentricon termite System, and new contract, 1 building per month until January, then 2 per month until all buildings are inspected, Hunter 2nd, all in favor.

New Termite Contract with Florida Pest, Residents to be notified- Green Sentricon Stations will be placed around all buildings. All buildings will be inspected, scheduling thru-out the year, beginning September 2022, 1-2 buildings per month.

Important: The green in ground termite bait stations around the buildings, "Sentricon stations", are NOT to be moved, dug up for planting or for any purpose

To be placed on future Newsletter and post minutes on website.

5. Repairs and Maintenance

A. *General Building Survey*

Don stated Termite inspection brought him to review all the areas that need foundation work and repairs.

Maintenance, Owner's responsibility for AC drains, need to specify to owner's code and the need to extend drain lines out away from buildings, to keep water/moisture from contact with buildings.

B. *JD Construction/Step Repairs status, no communication in over 2 months, Don looking for other contractors, Keith Bragg, and Mark Flemming, recommended. Keith Bragg now has a contractor's license. Don is planning to meet with Keith to go over the projects.*

C. *Painting project, to begin in coming months, awaiting scheduling from Contractor*

New Business:

Violation report,

Parking at Pool and Hyde Park

Letter sent to J building owner and renters, will check on status

ARC Request- response from K-7, send fine letter, due to no response on floor code with sound deadening rating

Check on status to S-6 gardening hose and plant boxes to be removed, check status.

Other Business

Insurance Inspection for new appraisal took place today, 8/9/22

Cheryl will forward to board members as soon as received.

Insurance Renewal, September 5, 2022

2 Ins. Agencies to quote this year's renewal

Budget Planning 2023, October

Annual Meeting in November

Tree Trimming is needed this year, Sterling Tree Removal

6. Next Board Meeting date, September 13, 2022

7. **ADJOURNMENT @ 6:15 p.m.**