

**Windchase Bay Condo Association**  
**BOARD OF DIRECTORS MEETING Minutes**

Tuesday, April 13, 2021 @ 5:30 PM  
meeting will take place by Zoom

**AGENDA**

1. **Call to Order by President Don Ravinski, at 5:35**
  
2. **Approval of minutes:** March 16, 2021, Don motion to approve, Rick 2<sup>nd</sup>, all in favor
  
3. **Financials-** March 2021  
Receivables & Reserve Account breakdown
  
4. **Hurricane Sally, September 16, 2020**  
Review and discussion of:  
Insurance claim status, mitigation invoice MH Construction, audited by Insurance carrier, Insurance Claim update, discussed. M& H, Tim Donovan w/ Sihle, met in EPM office, 2 weeks ago.  
There is currently some confusion as to the deductible due per building or if all the buildings are included in deductible. The attorney's email discussed, in regard to the Contract with M & H and the deductible that is owed for the total claim, is the deductible per building or not.  
Cheryl contacted Tim O'Donovan, Insurance agent for clarification and will get back to the attorney for clarification.
  
5. **Old Business**
  - A. Building Maintenance,  
Tree Cutting D Building Tree ok  
K-9 Steel Post, some rust, and full of water, Don will drain post & paint it  
Fence J & D Construction company, they will be available, including patio fences, Don will get an estimate on each patio fence, Patio and building siding is needed, P-7 Building Balcony beam needs replaced,  
  
Any maintenance issues, please send to Don.  
  
Pool Bathrooms, idea to change to 1 bathroom, changing 1 bath into a storage area, for storage of paper products, paint, patio furniture in winter.  
  
Update entry gate at pool, Cheryl to get estimate of new gate and or design for Don to present to contractor.

B. Landscaping, Grounds Guys proposal & Company to pull bushes at pool area entry & other areas Apex is approved to pull the pool bushes, other areas to be looked at by Rick, Don & Cheryl  
Discussion of landscaping contract and proposals to be obtained from other companies. Don suggested plan B on new companies and proposals  
Don submitted scope of work for landscaping companies.

C. Apex Co. approved to pull the bushes in front of pool, need to  
Apex is approved to pull the pool bushes, other areas to be looked at by Rick, Don & Cheryl, asap.

D. Estimate for Pool furniture for SunCoast,  
\$89 for loungers, \$59.00 for chairs, Suncoast will loan temporary pool furniture while the re-strapping is being done off site, this is approved to go forward with.

E. -Fire Extinguishers inspection and new boxes, contract sent awaiting scheduling, need to count the boxes that need replaced, asap.

6. **New Business:**

A. Violation report

B. Termite, reinspection's are 4/16,

C. ARC Request, current request on flooring, need more info from owner.  
Tara with EPM will contact the owner to let them know.

7. **Other Business:**

8. **ADJOURNMENT 6:51**