

**WINDCHASE BAY CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
March 17, 2020 @ 4:00 p.m. by teleconference**

CALLED TO ORDER:

John Amentler called the meeting to order @ 4:05 p.m.

BOARD MEMBERS ATTENDING:

Keith Harrod
Don Ravinski
Hunter Whittington
John Amentler

APPROVAL OF MINUTES:

Board reviewed February 11, 2020 Board Meeting Minutes. Don motion to approve, Hunter seconded, motion passed unanimously.

FINANCIALS:

February 2020 Financials reviewed. Don motion to approve, Keith seconded, all in favor unanimously.

OLD BUSINESS:

Retention pond maintenance: Keith stated he sent a contact for a landscaper that has the proper equipment to cut those areas. Don stated the fence is also in need of attention. Diversified is name of contractor.

There is not county requirement for maintenance, its private property, however, association should be maintaining, Lake Doctors quote to be requested.

Maintenance:

Larry Belemy, sidewalk at building I has been repaired
Downspout extensions had been completed by Larry Belemy
Soffit Repairs \$4,000.00 Pro Quality bid in, JD services bid is coming.

Siding work 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, Keith motion to approve, Don 2nd, all in favor.

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 today, 3/17/2020.

New Business:

Landscaping/Lawn Treatment:

Ensec quote presented by Cheryl. Fertilizer, post and pre-emergent, potassium, weed control, lime. \$4320.00 per year, quote emailed to board.

Don motion for approval, Keith second the motion, all in favor

To be re-evaluated in June/July, as per Keith

EPM Inspections took place yesterday of all breezeways and Extinguisher boxes.
Cheryl will follow up with Hiller, it is time for yearly inspection.

Florida Pest Control, Termite Inspection scheduling to be done in Late April or early May.
When was last and when is the next chemical treatment?

Insurance: Roof Credit for Wind Mitigations, what is status? Cheryl will check with Tim Sihle

ARCHITECTURAL REQUEST:

A-6 Laminate Flooring request, owner informed, if resident downstairs can hear walking noise due to new flooring, they are required to install/lay down carpet runners.

P-7 New sliding Patio door is white, trim must be bronze. EPM will send letter asap.

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.

ADJOURNMENT:

Being no further business, the meeting adjourned at 4:51 p.m.