

# Windchase Bay Condominium Association

Board of Directors Meeting

October 15, 2019

## Minutes

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### **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:**

Cheryl Kelley, Property Mgr.  
Neil Smith  
Alan Kohr

Matthew owner of Grounds Guys presented an overview of his company, Grounds Guys, Landscaping Proposal. Board and owners asked questions, visits would increase from 37 currently to 52. Grounds Guys are licensed and insured to perform lawn maintenance; lawn fertilization/pre & post emergent & is a licensed tree trimmer. Matthew outlined the overall plan for WCB.

### **APPROVAL OF MINUTES:**

September Meeting minutes, Hunter motion to approve, Don seconded, all in favor.

### **FINANCIALS:**

Cheryl reviewed September financials.  
Special Assessments balances, those making payments & balances were discussed.  
Several accounts on notice of lien, with attorney.  
Hunter made motion to approve the financials, Keith seconded, all in favor unanimously.

### **Old Business:**

#### **Maintenance:**

Gutter Project Update, buildings completed, Don checked on this today.  
There is one more invoice to pay, for approx. \$5400.00 submitted 10/3, inv. paid today 11,760.00  
Last 2 invoices, this project will be completed  
Gutter extensions were discussed, Don like to go back to get cost to turn the gutters away from sidewalks.  
Each building needs to be evaluated for specific needs. Discussion of solutions, Don will request bid.  
H-3 I-4 reports of issues with gutter downspouts

Siding repairs needed to be evaluated: A-8, G-4, P-3, R-4, Q-8 Beam on deck & siding repairs work orders and sent list to Don and board. Don has updated list, discussed the repair procedure, how far on damaged wall inside patio to go on the repair. Suggest set price for the specifications on the patio repairs. Don is going to get estimates from 2-3 contractors on this 2020 project, for patios and balcony siding repair/replacements  
Proper installation of hardie board/flashing/house wrap, etc. for the procedure.

Tree removal, B Bldg. estimate \$900.00 from Sterling, includes stump, approved in Sept.  
scheduled for December 2<sup>nd</sup>  
Discussed overall tree trimming, will be scheduled asap.

### **New Business:**

Wind Mitigations inspections took place today, 10/15, by Pensacola Inspections. All building roofs were photographed and inside of attic, per building were reviewed, 4 buildings not able to access, PI will return to do that asap.

**2020 Budget Planning:** John, Hunter, Keith & Cheryl met 10/10, to review current financials and worked on budget planning. Hunter reviewed categories addressed at the meeting, reserve % were adjusted, because of the new roofs, siding repairs planned, Sprinkler & Siding, reduced paving % to 5%, Contingency is planned for any unexpected building/repair items that may arise. Increase in landscaping, if board decides to go with new company, Grounds Guys proposal discussed. Discussed moving some reserve funds allocated in paving to siding, board can do this. Hunter reviewed items reduced in planning meeting, discussed how WCB can afford the increase in landscaping. With the contingency planned and other deductions, Cheryl will plug in planned #'s into system. Board will review the 2020 planned budget and look at landscaping change.

**Next Meeting:**

**November 19<sup>th</sup> Annual & Budget Meeting, at Library downtown.**

**ADJOURNMENT:** The meeting adjourned at 6:48 p.m.