

WINDCHASE BAY CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
April 14, 2020 @ 5:30 p.m. by teleconference

CALLED TO ORDER:

John Amentler called the meeting to order @ 5:32 p.m.

BOARD MEMBERS ATTENDING:

Keith Harrod
Don Ravinski
Hunter Whittington
John Amentler

APPROVAL OF MINUTES:

Board reviewed March 17, 2020 Board Meeting Minutes. Don motion to approve, Keith seconded, motion passed unanimously.

FINANCIALS:

March 2020 Financials reviewed. Don motion to approve, Keith seconded, all in favor unanimously. Angie adjustments made for 2018 and Loan should be off the balance sheet, check with Angie and Bob Kelley, CPA.

OLD BUSINESS:

Maintenance:

Soffit Repairs \$4,000.00 Pro Quality bid in, noted, S building is over the breezeway, could be done soon, as it not in patios area. JD price has still not been received.

Siding work has been temporary suspended, due to the Covid 19, Stay at home orders, work would be on patio/balcony decks, with close contact with residents.

Siding is 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 in March

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, 3/17/2020.

New Business:

a. 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. Fire Ants are an issue, entire property needs treating. Cheryl will ask EnSec for price to do the property.

b. A-8 Tree, big branches fell, Don will look at the tree.

c. Fire Extinguisher Inspections/ Hiller Systems: Cheryl will follow up with Hiller, it is time for yearly inspection.

- d. Florida Pest Control, Termite Inspection scheduling of patios and exteriors of buildings. Cheryl will schedule asap.
- e. **Covid 19, CDC guidelines, discussion of social distancing.**
EPM will make a sign for pool, 6ft. distancing/ 10 people limit at pool at a time.
- f. **Irrigation**, report from Rick and Mario have been helping Don on irrigation.
New manifolds and replacing valves.
- g. **Painting curbs/parking lots**
Parking Lot, lines, curbs, stop lines. Greg Shires only bid in so far.
- h. **Aqua Tech, Pressure Washing**: Buildings and Curbs Cleaning
\$6500.00 Don motion for approval, Hunter 2nd, all in favor.

ARCHITECTURAL REQUEST: none currently

Rules and Regulation Update to Rentals: Discussion of Rental terms allowed

Keith motioned, change rentals term from 1 month, to at least 6-month term.
Add to website and investigate Annual meeting vote on change to CCR's.

Website, post schedule Termite inspections
update Rules/Regs.

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 6:10 p.m.