

Windchase Bay Condo Association
Board of Director Minutes
Tuesday, February 8, 2022 @ 5:30 PM
By Zoom Conference

Call to Order,

Don Ravinski called meeting order at 5:31 p.m.

Quorum was established board members present:

Don, Keith and Hunter (Rose and Rick not in attendance)

Owners present: Nancy Loy, Allen Kohr, Anne Rohrberger, Deletha Chandler, Carol

Whittington, 9 owners on Zoom

Approval of January minutes: Don motion for approval meeting minutes, Keith 2nd, all in favor.

Financials- Cheryl Kelley reviewed the JAN. 2022 financials. Reserve account breakdown, accounts receivables balances over 30 days and collection update. Owners with past due balances have been mailed statements and if email available, sent emails from accounting dept. Therefore, 3 accounts reviewed in serious arrears with not payment plan set up, will be forwarded to attorney for collection.

Old Business

- A. T-12 Ceiling repairs due to roof issue after Sally, Roof repair was made by Guy Brothers Roofing, Sheetrock in ceiling estimate approved in Jan. awaiting contract to schedule the work.

- B. Pool Area:
 - New Gate entry at pool, need addl. quotes, 1 from Hurricane Fence. \$5,000.00 for black metal type fence.
 - However, board thought costs too high, would like costs in the 3,000. range, w/ key or code type entry.
 - Cheryl/Tara requested other fence companies to submit an estimate, have not been submitted to date.

New Business:

A, Landscaping, winter bush/crepe myrtle trimming completed by East Bay Landscaping in January.

B, Repairs and Maintenance

Estimate from C & E Contractors, install 4 chimney caps, \$2260.00
COMPLETED

JD construction, coming back on site to finish siding replacement in H building breezeway remains to be completed, addl. repairs to do, N-1 siding repairs L4 patio siding, waiting on quote for addl work, 2 story storage rooms F building, Balcony beam repair/replacement H7 and H5, quote is \$650.00 each Estimate expected 4500.00 more for the items mentioned above.

B. Summer painting project update.

Don noticed numerous steps needing painting, 2 contractors contacted for quotes, extensive project, stringers/post/steps, need to be done in March, prior to painting

1 quote received, \$37,850.00 Fresh Start Painting

Areas to be painted, All buildings and all window trim, except for interior breezeways and patio windows. All the open-end breezeways included slats and beams, entire pool building. All steel support post for all buildings.

Many post require advance rust treatment.

Kleen Worx Company contractor, and 3 others contacted, awaiting bids

D. Violation report, several units Christmas lights still up, all have been sent letters

E. ARC Request, none at this time.

Other Business:

Spring Cleanup project, several units' patios and balconies are overcrowded, in need of decluttering,

There is a City Mayor sponsored pick up debris and household items, scheduled for February 26th, EPM, Cheryl/Tara, to check on this with City, to designate area for WCB residents to place items on curb. To check buildings in phases and let owners/resident know the regulation on items allowed to be stored on patios and balconies. Owners watch for updates on website and posted on site.

Next board meeting is scheduled for Tuesday, March 15, 2022.

Adjournment at 6:06 p.m.

