

# Windchase Bay Condominium Association

Board of Directors Meeting

April 9, 2019

## Draft Minutes

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### **CALLED TO ORDER:**

Vice President, Don Ravinski called the meeting to order at 5:35 p.m.

### **BOARD MEMBERS ATTENDING:**

Don Ravinski  
Keith Harrod  
Hunter Whittington  
George Bonilla

### **ALSO ATTENDING:**

Cheryl Kelley – Association Manager

### **APPROVAL OF MINUTES:**

March 19<sup>th</sup> Meeting minutes, Hunter motion to approve, George 2<sup>nd</sup>, all in favor.

### **FINANCIALS:**

Cheryl presented the March financials  
Special Assessment payments and balances were discussed  
Hunter made motion to approve the financials, Don seconded, all in favor unanimously.

### **Old Business:**

#### **Maintenance:**

Roof Replacement Project: A & B Building Completed, C Building has started  
Roof grit coming into exhaust fan on B-8 was reported by owners, Guy Brothers  
Some roof debris is expected according to Guy Brothers, Don has addressed this with Jason Guy,  
Roofers will cover the vents on the buildings.

American Restoration, Don, Patio Fences Posts/ 2x4's inside, pickets are nailed to, addressed.

So many gates are locked, need access.

Monday-Wednesday, Don is available, to coordinate with EPM staff to evaluate the patio fences.

Hyde Park short section and front of property fence line, post replacement, section by pool  
\$1900.00 total.

Post balcony post, Welding is completed, Don said Parker Welding did a good job.

P-3, need to evaluate the patio, reported cement is cracked.

Sprinkler repairs, large line out between A & B.

Hyde Park line is out, EPM Jerry has offered signal tracer.

### **Drives/Parking Lots, Scheduling, tabled for fall**

### **New Business:**

#### **Post Office Boxes, Request to US Post office to replace the rusted out boxes:**

Cheryl received a call on Friday, Postal Service Code officer, Andre Bridges, informed Cheryl Post office no longer is responsible for the Post Boxes located on site, as per 2012 Regulation Code Change,  
Don suggested looking into the code change, verify, to be discussed at the next board meeting.

**Termite Bond Inspection by Florida Pest Control:**

Approved for estimate with the inspection, \$4660.00 w/out inspection, \$4374.00

Waiting on scheduling date from Florida Pest Control.

**Poly Replacement, #S-1 & J-2 discovery of negligence of prior plumbing company** that performed the re-piping at Windchase Bay many years ago, evidence of skipping replacement of the poly fittings as should be have been completed, Discussion of the 2 types of poly discovered. Don stated he thought only the supply lines were replaced.

Only connections going into the buildings were replaced. More investigation needs to be done.

Cheryl will discuss with former Maintenance Supervision and property manager.

C-2 slab leak, water in bedroom, Don met with EPM maintenance, looking into cause.

**Next Meeting:**

**May 14th Board meeting**

**ADJOURNMENT:** The meeting adjourned at 6:22 p.m.