

WINDCHASE BAY CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
June 6, 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 *not on call
Don Ravinski
Hunter Whittington
John Amentler

APPROVAL OF MINUTES:

Board reviewed May 12, 2020 Board Meeting Minutes. Don motion to approve, Hunter seconded, motion passed unanimously.

FINANCIALS:

May 2020 Financials reviewed. Don motion to approve, Hunter seconded, all in favor unanimously. Receivables reviewed; Cheryl will request status update from attorney

OLD BUSINESS:

Maintenance:

Soffit Repairs, Completed with Pro-quality
\$2885.00 final invoice paid
16 areas to do, Keith motion to do the soffit repairs, Hunter 2nd, all in favor.

Siding to be done:

One more phase to do with 5 units
K-10 wall to do, waiting on estimate for breezeway repair, 2 stories up to balcony fence to brick.

Painting curbs/parking lots

Parking Lot, lines, curbs, stop lines. Greg Shires scheduling in June
Painting of parking lines, curbs, stop line, unit #'s
Due to inclement weather, company is behind, plans to schedule asap, end of June to 1st of July.

Kimberlie, please take the pressure washing off website, adding updates on painting curbs, #'s and parking spot lines. Email sent to Kimberlie, 6/10/2020.

Newsletter to do asap, with the planning of the painting on curbs, parking #'s etc.

Marilyn does not move her car often; Cheryl will call her.

Follow up/ to dos:

List of fire extinguisher, cases for covers. Sent to Hiller. Send email, to board with Hiller and FL Pest invoices.

Fire Extinguisher Inspections/ Hiller Systems inspected April.

Pull invoice for list of items replaced.

Don list of items that needed to be done, sent Don email
Florida Pest Control, Termite Inspection completed of patios and exteriors of buildings.
Report requested. Keith ask to compare 2019 and 2020 report when applicable.

Between, A & B, tree to look at between, carpenter ants in tree, Ask FL Pest to check it.

New Business:

- a. Landscaping: New Contract, signed and emailed to Grounds Guys.
Don request on site meeting with Matthew, and foreman,
Don will go over the sprinkler overview.

Bushes in front of pool still need to be removed.

New signs are in regarding parking, temp. parking at pool

Agreed bushes in front of pool house will be removed, new signs to be placed after bushes removed.

Cheryl check on status: A-8 Willow tree, Don looked at it, needs to be removed. Put on winter tree removal list, growing into power lines. Andrea requested GP/AT&T to look at area.

- b. Fence along Scenic Hwy, needs to be replaced.
All South Fencing, Fidel Don investigated calling them, asked John about contact #.
Discussed. Agree to request bid form All South Fencing. +

C. Insurance Claim, from B-2

Board agreed to have WCB attorney write a letter, stating no owner may make repairs without notifying the association. No negligence on part of association, association was never made aware of the leak, repairs, or claim.

Pipe showing is not part of original building, there have been modifications to piping as shown in picture sent. Pex was not used in original building.

ARCHITECTURAL REQUEST: none currently

Website

Updated Rules/Regs with the Rental Terms update, done.

Update dates for painting of curbs, #'s

Tree fell at side of B Building during tropical storm, this past weekend.

EPM crew and Sterling Tree cleaned up tree.

Fast Signs order new map of unit's sign mounted on 2 metal rails. Order 3 new ones.

One in front of I and K, different mapping.

ADJOURNMENT:

Being no further business, the meeting adjourned at 6:20 p.m.