

**Windchase Bay Condo Association**  
**BOARD OF DIRECTORS**  
**MEETING MINUTES**

Tuesday, June 14, 2022 @ 5:30 PM

1. **Call to Order, Don Ravinski, @ 5:30 p.m.**
  
2. **Approval of minutes:** May 10, 2022, Rick motion to approve, Rose 2<sup>nd</sup> all in favor.
  
3. **Financials-** May 2022, Financial Statement and Balance Sheet reviewed. Receivables & Reserve Account breakdown presented, collection update.
  
4. **Old Business**
  - A. Pool Area: New Gate entry at pool, addl. company estimates requested Tabled, will check with company that promised bid, still not received.
  
  - B. *Landscaping proposal for pool area, East Bay Landscaping Board Requested update on palm trees provided. Sable palm on each corner, windmill palm interior area, request to remove, Irrigation outside irrigation is sufficient. Zoysia grass requested instead of centipede. Cost per pallet is \$120.00 per pallet more, \$425.00 zoysia vs. \$315.00 for centipede. Inside of pool area, drip system to be placed in planters. Original \$ 8673.71 estimate, Request to remove the addition of the Palm tree the pool fenced area Add Zoysia & revision of estimate, per the changes.*

*Motion for approval, Don, Rose 2nd, all in favor.*
  
  - C. Termite Contract; Florida Pest Control update of Contract And change in inspection scheduling. Discussed the meeting, Cheryl, Don and Keith met with FI Pest representatives, Andy Goodson and Jason McKnight, start doing the inspections 2 buildings per month, rather than all buildings in 1 day. New Estimate coming from FI Pest and start using centricon system. 3 years treatment due as per current contract. Need for better inspections of ground to building and interiors.
  
5. **Repairs and Maintenance**
  - A. *JD Construction/Step Repairs, Don said step repairs were finished, there was need to modification to 1 building, Don inspected and requested immediate inspection screws in from side and larger screws.*

*N & O building, Don to pursue the details to be done as per the estimate.*

*More siding to be done, Don working on the list, flashing in C building is also on the list*

*B. Painting project, to begin June/July awaiting scheduling from Contractor*

*New Business:*

- Violation report- # R-9 car leaking oil in parking space and into property  
Letter posted on door, letter sent to owner and renter, must clean up oil in parking lot, repair vehicle, or fine will begin at \$100.00 per day, up to \$1000.00

Discussion of Waste Management trash trucks leaking oil debris.  
Request for dumpster to be changed out as needed.

Flag removed Q1, only have 1 US or decorative flag to be displayed.  
Décor, no professional signs allowed.

-Committee planning on Rules and Regs updating in process of meeting and re-writing the rules in entirety.

Don stated he would request the Rules committee to better declare the Flag Rule, and professional signs, such as political, for sale or rental signs.  
Florida Statute 718 guidelines to be reviewed as guidance on Flags.

- ARC Request

Inquiry C building, AC line update, newer units the water lines increase in size, owners present at meeting.  
Contractor will access unit below to handle this update.

Tara will contact # K-7, still require submittal of the floor rating for sound proofing, need to send to board asap.

-Insurance, renewal Sept. 2022,

Need a new Insurance Appraisal, Cheryl to request with Sedwick appraisers, Cheryl will send Keith and agent he is working with, Wind Mitigation.

6. Next Board Meeting date, July 12, 2022

7. **ADJOURNMENT**