

# Windchase Bay Condominium Association

Board of Directors Meeting

September 24, 2019

## Minutes

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### **CALLED TO ORDER:**

President, John Amentler called the meeting to order at 5:31 p.m.

### **BOARD MEMBERS ATTENDING:**

Don Ravinski  
John Amentler  
George Bonilla  
Hunter Whittington  
Keith Harrod

### **ALSO ATTENDING:**

Cheryl Kelley, Property Mgr.  
Neil Smith  
Alan Kohr

### **APPROVAL OF MINUTES:**

August Meeting minutes, Keith motion to approve, Don seconded, all in favor.

### **FINANCIALS:**

Cheryl reviewed August financials.

Special Assessments balances, those making payments & balances were discussed.

Keith made motion to approve the July financials, Don seconded, all in favor unanimously.

Cheryl will meet with accounting to update the Reserve breakdown, after roof/gutter project is paid.

Move approx. \$4000.00 back to Reserve account, out of CD closed out for project

### **Old Business:**

#### **Maintenance:**

Don & Keith- discussion of Roof Replacement Project, Don provided handout for breakdown of project 558,508.00 over on project 4.24% including all the extra work done. \*See attachments.

Keith stated let's send summary of project with the 2<sup>nd</sup> Annual Meeting notice, to be send late October, Nov. 19<sup>th</sup> Annual Meeting.

Gutter Project Update, buildings completed/in progress:

Gutter extensions were discussed, Don like to go back to get cost to turn the gutters away from sidewalks.

Each building needs to be evaluated for specific needs. Discussion of solutions, Don will request bid.

Breezeway Repairs, American Restoration, on hold until painting and gutters projects are completed.

AHR change in management, Don is working with estimator to get a new proposal from new management.

Bid \$2,265.00 work completed. New invoice submitted, \$8142.00, discussion on payment. Breakdown of materials and expenses. Hunter motion to pay AHR 2265.00, as good will due to increase of new management increase, Because the board originally concerned on bid, add \$1500.00, Keith second, all in favor.

Don will request invoice to reflect new amount.

Sprinklers System update, 5 underground leaks, Don will check on them in next month, for cooler weather.

North System, 2 zone valves out, need to add new valves, approx. 850 to build new manifold with 2 valves.

Siding repairs needed to be evaluated: A-8, G-4 siding repairs, pull emails, work orders and send list to Don.

Vote tree removal, B Bldg. estimate \$950.00 from Sterling, includes stump, Don motion to remove and cut Branches in N parking spots, Hunter seconded, all in favor.

**New Business:**

•**Update Wind Mitigations, Pensacola Inspections,** estimate Keith motion to approved, Don second.  
All in favor. Cheryl will contact Pensacola Inspections to schedule.

**Owner's Condo Insurance** H06 policy, all owners should check with agent to ensure homeowner policy is an H06, this policy will include Loss Assessment Insurance, which will cover owners SA up to \$2000.00 in loss assessment.

- **Cleaning of Breezeways/Common Areas/Sidewalks,** estimate discussed. Tabled, board did not approve.
- **Asphalt Paving and Sealcoating, \$27,443.00** estimate, Greg Shire called and is ready to go with this project, discussed. After discussion decided to look at siding repairs needed, before approval of either project: Pressure Washing & Seal Coating parking lots. Board will investigate need to pressure washing areas that may to be done sooner.

Overall tree trimming needed; John will request estimate on this.

**Budget Meeting:** Landscaping bids requested. Specification of outline of overall property landscaping needs.

**Next Meeting:**

**Board meeting Tuesday, October 15<sup>th</sup> @5:30 p.m.**

**October 10<sup>th</sup>, Thursday, Budget meeting 10 a.m.**

**November 19<sup>th</sup> Annual Meeting**

**ADJOURNMENT:** The meeting adjourned at 6:45 p.m.