

# Windchase Bay Condominium Association

## Board of Directors Meeting

May 7, 2019

### Minutes

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#### **CALLED TO ORDER:**

President, John Amentler called the meeting to order at 5:35 p.m.

#### **BOARD MEMBERS ATTENDING:**

Don Ravinski  
John Amentler  
George Bonilla

#### **ALSO ATTENDING:**

Cheryl Kelley – Association Manager  
Alan Kohr

#### **APPROVAL OF MINUTES:**

April 9th Meeting minutes, George motion to approve, Don 2<sup>nd</sup>, all in favor.

#### **FINANCIALS:**

Cheryl presented the April financials

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

April 30<sup>th</sup> was last date to pay, if they have not contacted EPM, will send immediately, second notice with final date to pay, charge interest and later fees as applicable.

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

#### **Old Business:**

##### **Maintenance:**

Don presented Roof update,

Each bldg. Guy Brothers has given Don the additional work being done, Plywood, total count 113, take out of 1<sup>st</sup>-78 covered in the contract. Chimney count is 3, \$2250.00

Downspouts vertical trim removed, contractor that works for Guy is doing that work

Painting for trim is additional too: Approx. \$27,300.00 to date in additional charges

The downspouts cannot go up without being painted, Don is actively looking for a painter.

2 downspouts need to be taken down and painted. Don has 1 quote for painting, EPM giving Don other painters in area to contact.

Breezeway Repairs, American Restoration, Cedric, not currently responding to Don will contact owner.

Fence and Post Repairs, on hold until Roof Gutter Project is completed.

Post will be evaluated during Termite Inspections.

Painting of window trimmed, may have to be deferred for now.

Steve Complete Service is working on S. sound of sprinkler system.

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

#### **New Business:**

**Post Office Boxes Stands:** 4 Stands are ordered, one extra for future, will be installed as soon as the arrive.

One post box @ K building has fallen and repaired by EPM

#### **Landscaping:**

Cheryl requested estimates for Ensec, for fertilizer and pest lawn control, all agreed this is needed for overall improvement and health of the grass.

Blowing debris into flower beds, will notify owner of Walders Landscaping.

**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.

**Website Requirement:** by Statute 718 to all association over Website, Don motion Kimberlie Turk, Web Designer to design and maintain the website, proposal presented.

George 2<sup>nd</sup> all in favor.

**Spring Newsletter**

Termite Inspection dates and schedule to be placed in Newsletter.

Website launch, domain and launch date to be placed in Newsletter.

Board asked, to send in any items they would like to see in the Newsletter.

Patio access is needed, vertical trim work to be done inside the patios.

Every patio MUST be opened in order to review the condition of siding and posts

Board member Don to be on site for future work/siding inspections.

**Other Business**

Gate at Pool needs to be adjusted asap, Cheryl placed a work order

Brick cement work requested from Alan Kohr on his front porch.

Larry Belamy send # to Alan.

**Next Meeting:**

**Board meeting June 11<sup>th</sup> @5:30 p.m.**

**ADJOURNMENT:** The meeting adjourned at 6:36 p.m.