

**Windchase CONDOMINIUM ASSOCIATION**  
Board of Directors Meeting – November 19, 2019  
**Annual Meeting Minutes**

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**CALLED TO ORDER:**

John Amentler called the meeting to order @ 6:00 p.m.

**OWNERS ATTENDING:**

Don Ravinski  
John Amentler  
Keith Harrod  
Hunter Whittington  
Rick Johnson  
Nancy Loy  
Alan Kohr  
Pamela Favre  
Rebekah Rigby  
Neal Smith  
Chandler Whelan

**ALSO ATTENDING:**

Cheryl Kelley – Association Manager

**Calling Roll and Certifying of Proxies, owners present proxies, total units represented**

**PROOF OF NOTICE**, Cheryl presented notarized proof of notice.

Keith motion to continue with the Annual Meeting without a quorum present, Hunter seconded, all owners present agreed to continue with the Annual Meeting, with the 20 owners / 18 proxies represented.

**Approval of 2017 AM Minutes:**

November 13, 2018, Annual Meeting minutes, Hunter motion for approval, Don seconded, all in favor

**REPORTS FROM OFFICERS:**

John Amentler presented a report of projects accomplished and ongoing in 2019.

Largest project completed in 2019 was the replacement of all roofs and new gutters.

John outlined the details of the roof project and commercial grade gutters with screens and new downspouts.

New Wind Mitigations were completed, Owners needing a copy, please go to [WindchaseBayPensacola.com](http://WindchaseBayPensacola.com) website.

Don Ravinski 2.45% was the amount going over budget for both projects,

291 plywood sheets replaced and upgrade of chimney plywood and flashing. 2 balcony beams replaced.

Painting of all the new wood, was included in the price. Keith stated, the rotten plywood finding, proved that it was time for the roof replacement.

Breezeway, at ends of 12-unit buildings & Balcony spindles; project was done earlier in 2019.

Sprinklers have been greatly improved by Don Ravinski, he continues to maintain system in place.

Replacing valves and heads as needed.

Coming up soon, early December 9 & 10, tree trimming and cutting back off buildings, as needed.

Sterling Tree Service will do this project.

Hunter complemented all the board members for the hands-on work being done, saving costs for everyone.

Keith stated he continues to see WCB real estate market prices increasing, units are being renovated, upgrades continue by owners and Association.

Board is aware and will be working on patios and balcony siding repairs this year, actively working on contractor bids for the project. Patio fences, some need some work. Don has a list of 14 patios/balconies, if you have any wood rot, let management know.

Seal Coating and re-stripping has been put on hold for now, in order to complete the siding repairs this coming.

**ANNOUNCEMENT of 2019 Board of Directors:**

John Amentler, Keith Harrod, Donald Ravinski & Hunter Whittington  
Hunter motion to approve board as presented, Keith seconded, all in favor.

**UNFINISHED BUSINESS: none**

**NEW BUSINESS:**

**Proposed Budget for 2020;** John Amentler presented the Budget for 2020. Monthly dues will stay the same in 2020. Cheryl reviewed the overall financials for 2019 to date as of 10/31/19.

Hunter discussed the budget planning, categories updated, Reserve breakdown % changed, due to new roofs/gutters, better breakdown on maintenance expenses, have been added.

Hunter motion to approve the proposed budget, Keith seconded, all in favor, by owners and board.

Insurance Appraisal performed, value of property was increase, therefore insurance value/coverage was increased.

**Vote to Carry over remaining funds from December 2018:** Hunter Motion, Don seconded, all in favor

**Approval for board to transfer Reserve funds from one reserve items to another if necessary;**

Keith Motion to approve, Hunter seconded, all in favor.

**Owner Open Forum:**

Landscaping Maintenance Contract change discussed, planning in budget, board will look at siding estimate expenses. Alan Kohr stated current landscaper is blowing topsoil of the grass. Grounds Guys contract was presented at the last meeting. Cheryl will obtain Shrubs and Lawn to be request quote from Ensec.

Meeting Adjourned at 7:00 p.m.

Thank you for attending the WCB Annual Meeting.

Respectfully submitted,  
Cheryl Kelley  
Etheridge Property Management

**Call to order at 7:10 p.m.**

**Board Meeting to elect 2020 officers:**

President: John  
V-Pres: Don  
Secretary: Hunter  
Treasurer: Keith

Motion to accept officer slate above by Hunter, Don seconded, all in favor.

7:12 p.m.