

**WINDCHASE BAY CONDOMINIUM ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**July 14, 2020 @ 5:30 p.m. by teleconference**

**CALLED TO ORDER:**

John Amentler called the meeting to order @ 5:35 p.m.

**BOARD MEMBERS ATTENDING:**

Keith Harrod  
Don Ravinski  
Hunter Whittington  
John Amentler

Cheryl Kelley, EPM  
Jo Ann Reese R-2  
Connie Conesack  
Lynn Mogg

**APPROVAL OF MINUTES:**

Board reviewed June 9, 2020 Board Meeting Minutes. Don motion to approve, Hunter seconded, motion passed unanimously.

**FINANCIALS:**

June 2020 Financials reviewed. Don motion to approve, Hunter seconded, all in favor unanimously. Receivables review, collection made recently for the Roof Special assessment.

**OLD BUSINESS:**

*Maintenance: Siding, 2 sections completed recently, Q building, signs of ants, not termite damage Complete to date with repairs so far.  
Will start next project, as balcony wood rot is reported.  
All the contractors are paid to date for work performed.*

**Painting curbs/parking lots**

Parking Lot Painting; Greg Shires Co. Asphalt, Painting, started July 6<sup>th</sup>.  
Painting of parking lines, curbs, stop line, unit #'s  
Due to inclement weather, schedule posted last week is not complete, to start back on Thursday 7/16.

Website updated, with Parking lot painting project

Follow up/ to dos:

List of fire extinguisher, cases for covers. Sent to Hiller.  
Fire Extinguisher Inspections/ Hiller Systems inspected.

**Insurance Claim to WCB for previous owner** of # B-2, reply made by EPM, no response from claimant. Board agreed at last meeting, no owner may make repairs without notifying the association. There has been 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.

### New Business:

- a. Landscaping: New Contract, with Grounds Guys, started July 2, 2020.  
Don request on site meeting with Matthew, and foreman  
Don went over the sprinkler system with Matt. Need to list flower beds that are maintained by owners.  
Cheryl will go over the lists with Matt, new landscaper to review what beds to maintain and which to leave alone, b/c the owner is doing it.  
Let Matt know to do cutting and trimming of R-2.  
Map of Property to be done with layout of areas to take out shrubs in sections  
Landscape enhancement plan, Don's idea, board agreed this is good idea.  
Select sections to do in stages.

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.

Don has a Letter sent in August 2006, agreed letter guidelines to be put in place.  
Board to decide how to proceed with landscaping plan directly.

Joann and Connie spoke about the expectations of the new landscaping company.

- b. Estimates for Fence along Scenic Hwy, it needs to be replaced.  
Don obtained estimates, sent to board by email.  
A-1 Hurricane \$9366.47 including sales tax for both quotes  
All South, \$9084.00 Fence reserves are available  
Decided to discuss start possibilities dates with both contractors.  
Keith has requested quote from Hurricane fencing.

Window painting to paint 8270.00 paint window trim, options discussed.

- C. Board Member, requests to appoint Rick Johnson in open Board position.  
All agreed to appoint Rick Johnson as Director at large.  
Don motion to place Rick Johnson as Director at large, Keith 2<sup>nd</sup>, all in favor.

D. R-5 Incident, early July, there was an incident with a roommate of owner of R-5, gun brought out, knocked on neighbor's door, Intoxicated and gun shot fired. Board discussed, process to take, WCB attorney was immediately notified and a letter was sent to owner, stating the renter, as being a short term renter, was not allowed, and had been declared a nuisance to neighbors and association.

Owner, Mr. Bradley responded to WCB Atty, Jay Frasier's demand for roommate to move out, stated the roommate would be moving out soon. Board agreed,  
"Let attorney know, roommate is still living in R-5, Cheryl to inform attorney and to give the owner until July 21 to move out roommate.

El Camino, with no license plate, motorcycle under stairs not allowed. Vehicle with no license plate, will be towed.

**ARCHITECTURAL REQUEST:** none currently

**ADJOURNMENT:**

Being no further business, the meeting adjourned at 6:50p.m.