

WINDCHASE BAY CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
February 9, 2021 @ 5:30 p.m. by Zoom

CALLED TO ORDER:

Don Ravinski called the meeting to order @ 5:39 p.m.

BOARD MEMBERS ATTENDING:

Keith Harrod
Don Ravinski
Hunter Whittington
Rose Konesak
Rick Johnson

Cheryl Kelley, EPM
Stephen and Lorraine Edwards D-1
Ann K-9
Mark Hahn K-1

APPROVAL OF MINUTES:

January 12, 2021 Minutes, motion to approve Rick Johnson, 2nd by Hunter, all in favor.

FINANCIALS:

Cheryl reviewed the January 2021 financials.

Receivables reviewed, 2 accounts w attorney paid, 1 with attorney motion to file suit is pending.

Hunter motion to accept the financials, Rick 2nd, all in favor.

Discussed Reserve funding for Insurance purposes.

Keith brought up the feasibility of an increase in the dues in 2021, due to rising costs over all in maintenance of the property.

Discussion of Reserves and future planning to establish an Insurance deductible reserve fund.

Hurricane Sally, Sept. 16, 2020, Review and discussion of claim.

At meeting held on Friday, January 22, 2021, with the Windchase Bay board, M & H Construction & via telephone with Insurance representatives.

It was requested and agreed that there was a need of breakdown by building of the mitigation invoices, to summarize which buildings will need to submit insurance claims and what coverages apply for the property.

The board would like to meet via teleconference early next week to go over the claim status, confirmation of the mitigated items/invoices received by email this afternoon from M&H Construction, Interior of units need a plan for and receive estimates for repairs needed.

Next step is determining immediate and needed repairs, primarily sheetrock repairs and window/sliding doors, caused by water intrusion/wind driven rain damage.

Cheryl will send email with copies of the updated mitigation reports received on 2/9/21, from M & H Construction to the board, insurance agency and agent, Tim Donovan.

OLD BUSINESS:

- A. Building Maintenance projects**, on hold until after Sally repairs are complete.

B. Landscaping Sprinklers repairs, Grounds Guys contacted by Don, there are 7 areas need to repair. Cheryl will follow up with Grounds Guys.

New Business:

A. Estimates

Fence: A1 Fence Company, estimate is \$608.00.

Don submitted the fence repair estimate to repair the fence leaning in sections on Hyde Park Road and west side, in addition there is 1 brick column by C building leaning in need of repair, Fence company stated on column for repair costs will be based on what he finds, board agreed to fence estimate and column repair, Rick motion for approval, Keith 2nd motion all in favor.

Rose asked about South fence, Rick stated, that fence is owned by Park Place Apts., they are aware and have stated they intend to repair R building side of fence, April manager at Park Place. If not repaired by end of February, EPM will follow up with Park Place.

Fire Extinguisher inspections/ cases replace as needed:

Quote has been obtained from Stop Fire Sales and Services.

Cheryl stated review of property counts 52 extinguishers to service and possibly a few will need replacement, based on inspection. There are several boxes that need replaced.

Cost for inspection is \$6.95 per unit, new boxes are \$ 47.50, service call fee of \$25.00, if new extinguisher is needed the cost is \$55.00. Cheryl will compare to price from Hiller last year, the cost per unit it less. Quote will be emailed to the board for comparison and decision on which contractor to use.

A. Violations, letters sent this month, regarding pets and other minor issues.

B. ARC request, none

Other Business:

M & H needs to move the trailer on site from in front of pool, Cheryl will let them know.

ADJOURNMENT: Being no further business, the meeting adjourned at 6:40 p.m.