

Windchase Bay Condominium Association

Board of Directors ~ Meeting Minutes

Tuesday, April 12, 2022 @ 5:30 PM

Call to Order,

Don Ravinski called meeting order at 5:31 p.m.

Quorum was established all board members present:

Don, Keith, Hunter Rose & Rick

Owners present, none

Others present, Tara Larkin & Cheryl Kelley

Approval Of March 15, 2022, minutes: Don motion for approval meeting minutes, Keith 2nd, all in favor.

Financials- Cheryl Kelley reviewed the March 2022 financials, reserve account breakdown, accounts receivables balances, those over 30 days and collection update. Owners with past due balances were mailed statements and emailed, many accounts have made payments or paid off recently, balance is over 8000.00 down from last report.

Old Business

A. Pool Area:

New Gate entry at pool, working on 3 addl. quotes.

New Business:

A Landscaping- East Bay Landscaping, need to meet with Heath and walk the property. Crew leader is back, issue with labor. Don and Cheryl will contact Heath to walk the property. Mulch is addl. in contract, time to place mulch in beds and in both entries' beds.

B, Repairs and Maintenance:

-JD construction

Stairwell repairs were supposed to start on Saturday; however, did not.

Don will contact JD on scheduling issues.

K-7 Beamer, work order sent in. Work order submitted part of JD Construction work.

H-5, paneling in breezeway

P-2/6 Storage Rooms need to be repaired, wood rot.

I-1 chimney cap/Guy Brothers roofing flashing/C& E to check chimney cap

Summer painting project update,

*Bouzos scheduling is in process, WCB is in line to schedule, to be announced.
Painting scope is all window trim, (except breezeway patios, balconies, patios)
Pool building siding, all pool building, all steel posts.*

*Bouzos, did the previous roof and gutter project, 10 % down payment
Quote at details board approved, Don Approved Alex Bouzos proposal,
Cost of \$38,840.00*

*To pay for Painting project, Reserve funds
Painting Reserves balance to use for project, painting 18,840.00
Paving 10 K Fencing 10K.*

Power Washing project; *sidewalks, buildings, breezeways, lower areas on steps.*

*Starting week of 4/19, notice presented to board, for approval.
To be printed on back of newsletter*

Newsletter items to add:

Tenant / owner information form

Dumpster overloading

Power Washing Memo to owners, power washing for overheads of balconies/patios, \$30.00 patios/balconies \$ 40.00

Addl. costs, cost from Terrance with Aqua Tech.

Hot Water Heaters~ check your HWH age and leaks

Termite Florida pest termite inspection:

Scheduling for Tuesday 4/26, as per same building schedule.

Owners responsible to allow entry, if they do not, owners are responsible to treatments and any termite damage found.

Security incident at Creative Learning Center, management was notified.

Pool parking, signs discussed. Verbiage discussed

Temporary Parking for Residents and Guests

Short Term & Pool Patrons Only

D. Violation report, Parking violations discussed
R-11, heavy smoke nuisance, owner contacted

E. ARC Request, none currently

Other business:

Next board meeting is scheduled for Tuesday, May 10, 2022.

Adjournment at 6:25 p.m.