

Windchase Bay Condo Association
BOARD OF DIRECTORS MEETING
Tuesday, September 13, 2022 @ 5:30 PM
at Etheridge Property Mgmt. Office
Minutes

1. **Call to Order**

Don Ravinski called the meeting to order at 5:33 p.m.

2. Establish Quorum of the Board.

Don Ravinski, Rose Konecek, Rick Johson, Hunter Whittington, and Keith Harrod
all board members present

Quorum of the board established.

Several owners are in attendance.

3. **Approval of minutes:** August 9, 2022

Don motion to approve the August minutes, Rick 2nd all in favor.

4. **Financials-** August 2022

Income Statement, Balance Sheet, Receivables, Reserve Account
breakdown & collection update presented and discussed.

*Insurance Renewal on 9/03/22, renewal was reviewed as well as the
insurance appraisal with a significant value increase property value.
The Total renewal, Property, Umbrella, D & O, Comm. Liability, \$233,376.00
(Last renewal premium total was \$138,904) Umbrella, D & O, GL paid in full, down
payment on Property policy, financed the balance)*

5. **Old Business**

- A. Pool Entry Gate/Fence: New Gate and lock is ready to install with
Kleenworx, keypad code programmable mechanical, with key override,
board discussed code and installation, Don to be on site with an EPM
maintenance staff member.
Information in the newsletter with instructions on how to obtain the code,
Owners will be responsible for getting the information to their tenants.
WCB website is password protected, code will be on site.

B. Landscaping:

Don Ravinski trimmed the K building corner area, to help with oncoming traffic view,

Request made to East Bay landscaping on the bushes and other areas for K building,

WCB will have a large tree cutting project, then address that area further.

Don has a complete list for Sterling to come for 2 days in January 2023

Price per day, 4000.00 quoted. Don motion to approve, Keith 2nd, all approved.

Cheryl and Tara will check with Heath at East Bay landscaping project on trimming the bushes in K area and have requested the sidewalk area trimmed.

West fence down the side of retention area, to be done

Don will check with Heath and let the board know.

- B. Termite Contract: Florida Pest Control, B building treated this week.
Important: The green in ground termite bait stations around the buildings, "Sentricon stations", are NOT to be moved, dug up for planting or for any purpose
Place updates on Newsletter and post minutes on website.
O building has termite system in place, company to removed before FI Pest schedules O building.

6. Repairs and Maintenance

A. *General Building Survey*

Don stated WCB needs a licensed contractor to do the wood rot, post, siding, stairs stringers, misc. building repairs.

Owner at meeting stated he has a contact, will see if they will be able to work at WCB, will contact Don.

- B. *Painting project, to begin in coming months, awaiting scheduling from Contractor.*

New Business:

Violation report:

M-6 report of juvenile numerous actions with threatened violence, and multiple incidents reported, to be reported to social services, immediate action is need for the residents at M building.

Board asked Cheryl to call Social Services and report incident with Social Services, as a safety issue for the minor and violence and threatening language used to residents. O building resident will communicate with management in reporting to Social Services.

Other misc. violations letters sent this week.

ARC Request- response from K-7, sent fine letter, due to no response on floor code with sound deadening rating board decision, registered mail with \$25.00

fine, until complied, until fee gets to \$1000.00. # Of the sound deafening rating was not reported as requested.

#S-2, Guy Brothers roofing was to follow up, not repaired yet, Serv Pro equipment is on site,
They are not completing the close until the chimney repair on roof is completed. Flashing on I building was also requested for I-1, has been caulked and taped as temporary repair. C& E materials used was flimsy and not adequate repaired.

Other Business

Budget Planning 2023, October 11 meeting,
Annual Meeting planned for November 15, 2023
Meeting will be held at the Vickery Center

7. Next Board & Budget Meeting date, October 11, 2022

8. **ADJOURNMENT 6:36 @ p.m.**