

WINDCHASE BAY CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 13, 2020 @ 5:30 p.m. by teleconference

CALLED TO ORDER:

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

BOARD MEMBERS ATTENDING:

Keith Harrod
Don Ravinski
Hunter Whittington
John Amentler
Rick Johnson

Cheryl Kelley, EPM
Tim Donovan w/ Sihle Insurance
Sandy Hulehan
Angela

Hurricane Sally September 16, 2020

Tim Donovan with Sihle Insurance on the call, to go over the process of the adjuster property report and the desk adjuster. To date, not loss report has been received.

Windchase deductible is 2% of the insured value of each building. (example value of building x 2% of limit per building)

All other peril deductible is different, hurricane deductible is 2%.

Waiting on clarification of property damage, mitigation & how the deductible applies.

Parts of property not connected to the buildings, Don asked Tim.

Coverage extensions, debris removal, 50 K coverage on that.

Tim has requested clarification on deductible and how it is applied in relation to the policy.

Co-insurance questioned, most recent appraisal is property value, there should be no co-insurance issue. Because the value of coverage be adequate

How does MNH Construction contract come into play, transferring benefits of the policy to the contractor. How does that effect the deductible or exposure, may limit negotiations of coverages?
Tim said MNH contract does not change the deductible.

New roof held up very well, insurance company benefits from doing this project. Also, could have save Association on deductibles that may need to be paid. 25% or more in roof damage, FL law, is must be replaced, early roof investigation shows roofs have minimal damages.

Hunter asked what scenario is possible must pay out, total if all buildings were affected?

Per Building, value x 2%.

Inside mediation of water has taken place, very minor inside the buildings.

Question asked does the debris removal policy have deductible, Tim is getting answers

Directly with Erin Alvarez, who is the desk adjust for Carrier.

Mitigation and how the dry out was being done on site directly after storm, and moisture removal has taken place immediately.

Renter contact information is required as per the documents, owners may be fined if this information is not provided. Steve with MNH, contact to find out what units they have not been able to access.

APPROVAL OF MINUTES:

Board reviewed August 11, 2020 Board Meeting Minutes. Don motion to approve, Rick seconded, motion passed unanimously.

On MNH request for draw, Don stated as soon as board as answer on debris removal, with no deductible coverage of \$50K, Don would be agreeable to approve a \$50K draw, not until the answer comes from Insurance.

Loss Assessment coverage homeowners should be in their personal insurance for loss assessment coverage.

MNH invoice sent, board discussed, discussed offer to pay 30%, \$44,705.10

Email stated 50% would be ok of the \$149,017.32

Keith motion to pay MNH at this time \$40,000.00 at this time, until board hears back from the desk adjuster, Rick seconded, all in favor.

Mitigation is not subject to the deductible, emergency work agreement to be sent to EPM by MNH.

FINANCIALS:

August and September 2020 Financials email to board and reviewed. Don motion to approve, Hunter seconded, all in favor unanimously.

Receivables reviewed, EPM checking on all accounts over 30 days due, NOL notices sent, 3 accounts with attorney.

OLD BUSINESS:

Maintenance: Siding and soffit repairs completed

Sprinklers repairs, Don working on repairs, have 1 more area to repair

Controller behind K still needs repairs, Grounds Guys need quote for repair.

B. Landscaping

Hunter asked about Trees close to buildings, need to be addressed in near future, Don stated this is on Winter planning, for trimming and removal. Need stump grinding for trees that have come down after the thunderstorm and Hurricane.

Hiller Systems, check status on work order for new boxes for some fire extinguishers, especially after the hurricane.

Check on Fast Signs, I build sign, map, need to order new map of property for entry to I.

New Business:

B-1 request to come for hurricane ramp Arc Request is required

ADJOURNMENT: Being no further business, the meeting adjourned at 6:45 p.m.