

Windchase Bay Condominium Association

Board of Directors Meeting

March 19, 2019

Minutes

CALLED TO ORDER:

President John Amentler, called the meeting to order at 5:30 p.m.

BOARD MEMBERS ATTENDING:

John Amentler
Don Ravinski
Keith Harrod
Hunter Whittington
George Bonilla

ALSO ATTENDING:

Cheryl Kelley – Association Manager

Rose Konesak

APPROVAL OF MINUTES:

February 12th Special Assessment & board meeting minutes
George motion to approve, Keith 2nd, all in favor.

FINANCIALS:

Cheryl presented the February financials
Overview of expenses were reviewed and discussed, one correction from pool & gen maint. account miscoded should be on General Maintenance and Sprinkler, correction made by EPM accounting.
Receivables reviewed, several accounts sent NOL (notice of lien) 2 with attorney for collection.
Hunter made motion to approve the financials, Don seconded, all in favor unanimously.

Old Business:

Maintenance:

Roof Replacement Project:

Martins Gutters & Guy Brothers proposal accepted, at February meeting.

Keith brought in samples of shingles and color selection discussed, Atlas Pinnacle Pristine. Morning Harvest.

Keith will bring Notice of Commencement to EPM office tomorrow, to be notarized.

Start date to be determined, late March, early April.

American Home Restoration, Breezeway Repairs, approval of proposal. Don stated they have started.

Board sent email copy of proposal, \$2,265.00

Discussion of breakdown per building, project and how the process will go.

Don motion for approval, Hunter seconded, all in favor.

2nd stage, Welding, bid from 2 welders, Parker bid \$8375.00

Cross Welding Services \$7850.00 Adding clips with angler on each side. Prevents moisture penetration.

Specs, 10 post 8 4 ft section, 4 2ft lower rotten, O building breezeway repair.

Balcony surveys need to be done in near future

Don motion to approve Parker welding bid, Hunter second, all in favor.

Board said post this to General Maintenance.

Fence Repair on patios, estimate requested. Cheryl stated several owners have called asking about patio fence repairs.

Board discussed maintenance projects, Roof/gutters 1st, Breezeway repairs AHR, underway, fence repairs

Drives/Parking Lots, Scheduling, tabled for fall

New Business:

Leak under sink, poly leak P-3

Poly repair from past, plumber skipped a small step, but major consequence, due to leak.

PM from P-3 to contact Cheryl, EPM P-1 is Harrod's unit.

To look at past records to see the company name, who was the plumbing company?

Termite Bond Inspection by Florida Pest Control,

Approved for estimate with the inspection, \$4660.00 w/out inspection, \$4374.00

Motion to go inspection, Keith, Don second, all in favor.

Brush oak at R removed, C building tree

Sterling Tree service was the contractor.

Violations Report: Copies of letters are emailed to board for review, 3 recently sent

Lighting request to update lighting a J building , LED lighting, John will check on it.

George will check the area early morning, while still dark.

Next Meeting:

April 9th, Board meeting

ADJOURNMENT: The meeting adjourned at 6:41 p.m.