

Windchase Bay Condo Association
BOARD OF DIRECTORS MEETING
Tuesday, July 12, 2022 @ 5:30 PM
at Etheridge Property Mgmt. Office
Minutes

1. **Call to Order**- Don Ravinski @ 5:25
2. **Approval of minutes:** June 14, 2022, Rick and Keith approved minutes
3. **Financials**- June 2022 Financial Statement and Balance Sheet reviewed
Receivables & Reserve Account breakdown, collection update
4. **Old Business**
 - A. Pool Area: New Gate entry at pool, addl. company estimates and info.
Was discussed and still waiting to hear back from Kleen Worx on a quote for a commercial grade gate.
 - B. *Landscaping, East Bay Landscaping –*
 - *K Building bushes need to be trimmed to be able to see when pulling out. Don said he would go by and trim bushes.*
 - *Wants to make sure that the landscaping and sprinkler repairs were separated when paying.*
 - C. Termite Contract; Florida Pest Control new update of Contract Keith.
Keith presented a 2 & a 3-year plan to have all buildings inspected and treated. Would start August/September.
5. **Repairs and Maintenance**
 - A. *Painting project, to begin June/July awaiting scheduling from Contractor. We are still waiting for a start date.*

New Business:

- A. Violation report
 - J-11 Parking at pool. Contacted owner and said he would tell the owner to park on Hyde Park Road. A letter was asked to be sent.
 - K-7 letter to be sent asking to give test data on floor and to give 30 days to do so. If not, fines will result.
 - S-6 Garden hose hanging from balcony.
- B. ARC Request – None

C. Roof/Attic

- Need to inspect all attics. Need to look for a company to go into each attic to make sure all hood ranges are connected.
- Hard wiring attic fan so that it is on all the time. All year long.
 - Heat not good for roof
 - Cold not good for moisture.
 - What additional charge would that bring to the upstairs owners?

Need to add Rules and Regulations line to agenda.

6. Next Board Meeting date, August 9, 2022

7. **ADJOURNMENT -6:32**