

Windsong Condominiums Association
Board of Directors Meeting Minutes
Meeting held in the East Clubhouse
September 23, 2019

Meeting called to order at 6:00 p.m. by Dianne Stains. Quorum of the Board of Directors established. Minutes were taken and transcribed by Debra Vickrey.

Board members present: Dianne Stains, Bruce Goldberg, Matthew Hubbard and Shelby Crump

CPMG Staff: Debra Vickrey, CAM, AMS, PCAM - Association Manager

Meeting Minutes: August 5, 2019

- **Motion** to approve the meeting minutes was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

President's Report: None

Association Managers' Report: Debra Vickrey
Debra gave an update on daily operations

Homeowner Forum – 3 attendees

- Maintenance items were brought to the Board and CPMG's attention.
- There was discussion regarding the pool fence and the ease at which people can move the slats and entry the pool illegally.
- Requests were made to get a better fall clean-up of the pine needles and debris in the rocks and the leaves along the curbs and parking spaces.
- Concerns were raised about peeling paint in several areas.

Discussion Items: None

Contracts:

- **Motion** to approve 2019-2020 LandTech snow removal contract, on an as-needed basis, was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to approve the 2020 CPMG Management Agreement in the amount of \$71,640.00 was made by Bruce Goldberg, seconded by Matthew Hubbard and passed unanimously.

Financials/Legal:

- **Motion** to approve the July and August 2019 financials prepared by CPMG, subject to audit, was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to adopt the 2020 Budget, with no fee increase, was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

Architectural Requests: None

Correspondences: No action required

Hearings:

- **Motion** to assess the following fines for violations was made by Bruce Goldberg, seconded by Dianne Stains and passed unanimously;
 - Unit 1808 – 2nd violation pet off leash
 - Unit 3805 – 3rd violation items in front entry
- **Motion** to waive the following fines for violations was made by Bruce Goldberg, seconded by Dianne Stains and passed unanimously;
 - Unit 1606 – 2nd violation for cables hanging from roof

Adjournment: 6:50 PM

Next meeting: November 25, 2019 at 6:00 pm in the East Clubhouse.

Minutes approved:



Dianne Stains, President

11-25-19
Date