

**Windsong Condominiums Association**  
Board of Directors Meeting Minutes  
Meeting held in the East Clubhouse  
November 26, 2018 at 6:00 p.m.

**Call to order:**

- Meeting called to order at 6:00 p.m. by Dianne Stains. Quorum established as above. Meeting minutes taken and transcribed by Debra Vickrey, CAM, AMS, PCAM

**Meeting Minutes:** September 24, 2018

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

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**President's Report:** None

**Association Managers' Report:** Debra Vickrey

- Debra gave an update on daily operations.

**Homeowner Forum – 3 attendees**

- There were requests for gutter cleaning.
- Suggestions were made for the upcoming December newsletter.

**Discussion Items:**

- The Board discussed the legal opinion regarding homeowner installations of security cameras.

**Contracts:**

- **Motion** to approve the Supreme Commercial 2019 landscape contract in the amount of \$53,577.00 was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.

**Financials/Legal:**

- **Motion** to approve the September and October 2018 financials prepared by CPMG, subject to audit, was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to send the following accounts to attorney Moeller Graf for collections was made by Bruce Goldberg, seconded by Dianne Stains and passed unanimously:
  - Units 702, 1105, 2306 and 3206

**Architectural Requests:** None

**Correspondences:** None

**Hearings:** None

**Adjournment:** 6:30 p.m.

**Next meeting:** January 28, 2019 at 6:00 pm in the East Clubhouse.

**Executive Session Call to order:**

- Executive meeting called to order at 6:35 p.m. by Dianne Stains. Quorum of the Board of Directors established.

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

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

**Topics:**

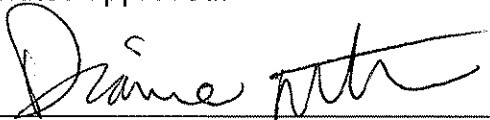
- Legal matters – Attorney/Client

**Adjournment:** 6:50 p.m.

**Actions between meetings:**

- The Board unanimously approved the following architectural requests;
  - Unit 3505 – window replacements
  - Unit 301 – front door and storm door replacement
  - Unit 3503 – window replacements
  - Unit 1408 – patio door replacement
  - Unit 1505 – front door replacement
- The Board unanimously approved the Assured Partners 2019 insurance renewal in the amount of \$174,105.00.
- The Board unanimously approved the WDR Construction proposal in the amount of \$6,014.69 for major repairs at dumpster 5.

Minutes approved:



Dianne Stains, President

1-28-19

Date