

Windsong Condominiums Association
Board of Directors Meeting Minutes
Meeting held in the East Clubhouse
May 22, 2017

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, Elizabeth McGuire, and Shelby Crump

Board members absent and excused: Dwain Irvan

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

Meeting Minutes: April 10, 2017

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

President's Report: None

Association Managers' Report: Debra Vickrey

- Debra gave an update on daily operations.
- She gave an update on the new pool locks and distribution of the key fobs.
- There was discussion about the Board participating in a property walk concentrating on concrete repairs and landscaping improvements.

Homeowner Forum – 3 attendees

- Comments were made about the destruction to the landscaping from dogs.

Discussion Items:

- The Board discussed the need to recruit more volunteers to help with clubhouse rentals.

Contracts:

- **Motion** to approve the Roof & Gutter Guys proposal in the amount of \$5,600.00 for gutter cleaning was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to approve the National Executive security proposal in the amount of \$825.00 per month during pool season was made by Dianne Stains, seconded by Elizabeth McGuire and passed unanimously.
- **Motion** to approve the WDR Construction proposal in the amount of \$7,257.86 for repairs to the brick column and concrete pad at unit 1107 was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.

Financials/Legal:

- **Motion** to approve the April 2017 financials prepared by CPMG, subject to audit, was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

Architectural Requests:

- **Motion** to ratify the Board's approve of the request from unit 3605 for a dish installation on the chimney was made by Bruce Goldberg, seconded by Shelby Crump and passed unanimously.
- **Motion** to ratify the Board's approval of the request from unit 2601 to add roof vents was made by Bruce Goldberg, seconded by Shelby Crump and passed unanimously.

Correspondences: No action .

Hearings:

- **Motion** to assess the fines for the following units was made by Dianne Stains, seconded by Shelby Crump and passed unanimously;
 - 1407 – 2nd violation for deck maintenance
 - 1607 – 2nd violation for deck maintenance
 - 1804 – 2nd violation storage on front entry
 - 2403 – 2nd violation oil spill
 - 3008 – 1st violation pet unattended and tethered
 - 3606 – 1st violation pet waste
- **Motion** to waive the fine for unit 2507 for a pet tether with the condition the stake be removed and the pet is not tethered again was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.

Adjournment: 6:45 p.m.

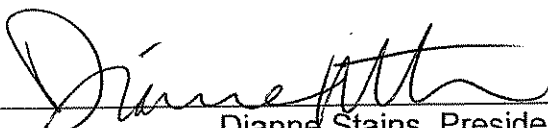
Executive Session: Dianne Stains called the meeting to order at 6:50 p.m. Quorum was established.

- Attorney/client collection matter.

Adjournment: 7:05 p.m.

Next Meeting: July 31, 2017 at 6:00 pm in the East Clubhouse.

Minutes approved:



Dianne Stains, President

7-31-17

Date