

Windsong Condominiums Association
Board of Directors Meeting Minutes
Meeting held in the East Clubhouse
September 25, 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: July 31, 2017

- **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.
- She gave an update on the status of the roof claim.

Homeowner Forum – 5 attendees

- No comments

Discussion Items: None

Contracts:

- **Motion** to ratify the Board's approval of the WDR Construction proposal in the amount of \$55,714.04 for a drainage project at building 3000 was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to ratify the Board's approval of the WDR Construction proposal in the amount of \$3,999.43 for concrete at unit 2503 & 708 was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to ratify the Board's approval of the WDR Construction proposal in the amount of \$8,382.36 for drainage near west tennis courts was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.
- **Motion** to ratify the Board's approval of the SavATree proposal in the amount of \$1,425.00 for pruning was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously.

- **Motion** to approve the 2017-2018 Supreme Commercial snow removal contract was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to approve the 2018 Supreme Commercial landscape contract in the amount of \$51,577.00 was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to deny the WDR Construction proposal in the amount of \$1,838.11 for fence repairs at unit 706 was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously. This fence will be part of a larger project anticipated in spring 2018.

Financials/Legal:

- **Motion** to approve the August 2017 financials prepared by CPMG, subject to audit, was made by Bruce Goldberg, seconded by Shelby Crump and passed unanimously.
- **Motion** to adopt the 2018 Budget, with no fee increase, 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 Shelby Crump and passed unanimously:
 - Unit 505
 - Unit 1309
 - Unit 1510
 - Unit 3402

Architectural Requests:

- **Motion** to ratify the Board's approve of the request from unit 1905 for window replacements was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to ratify the Board's approve of the request from unit 3605 for window replacements was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to ratify the Board's approve of the request from unit 809 to install radon mitigation was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- **Motion** to approve of the request from unit 2508 for a porch light replacement and radon mitigation was made by Dianne Stains, seconded by Shelby Crump and passed unanimously.
- No action taken on the request from unit 1005 for a deck installation. More information is requested by the Board.

Correspondences: None

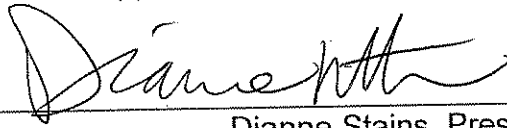
Hearings:

- **Motion** to assess the fines for the following unit was made by Dianne Stains, seconded by Bruce Goldberg and passed unanimously;
 - Unit 213 – 2nd violation for storage
 - Unit 1804 – 3rd violation front entry storage

Adjournment: 6:45 p.m.

Next Meeting: November 27, 2017 at 6:00 pm in the East Clubhouse.

Minutes approved:



Dianne Stains, President

11-20-17

Date