

WINCHESTER COURTS HOA, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Sea Breeze Office
October 26, 2017
OFFICIAL MINUTES

The meeting was called to order at 6:45 PM by Mike McCarthy.

Directors Present: Mike McCarthy, Sharon Bell, Dennis Leon, and Linda Pyburn

Directors Absent: None

Management Present: Laura Carlisle, LCAM

Guest: Floyd Nichols, IOA Agent

Floyd Nichols explained the insurance policy that the Association carries and that the policy expires on November 27th. They are recommending that the Association acquire an updated appraisal and provided proposals.

MOTION: Sharon Bell made a motion seconded by Mike McCarthy to approve the proposal from Jeff Jolicquer for \$600 to update the appraisal. The motion carried 3-0.

The Board reviewed the minutes from the September 28, 2017 Board of Directors Meeting.

MOTION: Mike McCarthy made a motion seconded by Linda Pyburn to forego the reading of the minutes and approve the minutes from the September 28, 2017 Board of Directors Meeting. The motion carried 3 to 0.

Sharon Bell will review the August 31, 2017 Month End Financials and provide an update to the Board via e-mail.

The Board discussed the fence project it is still in the permit process and has not passed approval yet.

Management was asked to get bids on repairing the gutters and the cost to paint the buildings.

The Board discussed the tree trimming and clean up that needs to be done around the fences.

MOTION: Mike McCarthy made a motion seconded by Sharon Bell to approve the trimming for the fence prep in the amount of \$6,000 and \$7,300 for the other trimming. The motion carried 3-0.

The Board discussed the maintenance service around the community.

The Board discussed the trim around the doors and the windows. The Board asked management to get bids to get an idea on the cost.

The Board discussed the 2018 Budget that will be approved at the November meeting. The Board will review.

There being no further business the meeting was adjourned at 8:00 PM.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Winchester Courts HOA