

WINCHESTER COURTS HOA, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Sea Breeze Office
June 28, 2018
OFFICIAL MINUTES

The meeting was called to order at 7:01 PM by Mike McCarthy.

Directors Present: Mike McCarthy, Sharon Bell, Peggy Kroll and Linda Pyburn

Directors Absent: None

Management Present: Laura Carlisle, LCAM

The Board reviewed the minutes from the May 24, 2018 Board of Directors Meeting.
MOTION: Linda Pyburn made a motion seconded by Mike McCarthy to approve the minutes for the April 24, 2018 Board of Directors Meeting. The motion carried 4-0.

The Board reviewed the Month End Financials and the collection accounts for the community.

The Board discussed the landscaping of the community and asked that Management seek a proposal from GM Landscaping.

Nuisance Wildlife monthly fee to monitor the rat stations was too high. The Board has agreed to contract with Hulett who will monitor the rat stations for \$700 per month.

The Board reviewed the proposals to repair the roof at 4280C.

MOTION: Mike McCarthy made a motion seconded by Linda Pyburn to approve the roof proposal from Leo Roofing in the amount of \$2500. The motion carried 4-0.

The Board discussed the maintenance service. Service has been moving slow and the care of the property is not meeting the Boards expectations. Management will speak to the vendor.

The Board reviewed the newsletter to go out and made some adjustments.

The Board reviewed the proposals for the gutter removals.

MOTION: Mike McCarthy made a motion seconded by Sharon Bell to approve the proposal for the gutter removal by Abel Gutters in the amount of \$1500. The motion carried 4-0.

There being no further business the meeting was adjourned at 9:03 PM.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Winchester Courts HOA