

WINCHESTER COURTS HOA, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Sea Breeze Office
December 28, 2017
OFFICIAL MINUTES

The meeting was called to order at 6:46 PM by Mike McCarthy.

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

Directors Absent: None

Directors Resigned: Dennis Leon

Management Present: Laura Carlisle and Beverley Jamason, LCAM

Dennis Leon arrived prior to the meeting to announce that he will not be attending the meeting and will be resigning from the Board. Peggy Kroll volunteered to step in on the Board of Directors.

MOTION: Mike McCarthy made a motion seconded by Linda Pyburn to accept Dennis Leon's resignation and to appoint Peggy Kroll to the Board of Directors. The motion carried 4-0.

The Board reviewed the minutes from the November 30, 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 November 30, 2017 Board of Directors Meeting. The motion carried 4 to 0.

The Board discussed the paint colors in the community. Management was asked continue painting the fences the color from Sherwin Williams called Baked Cookie and to look for Grey colors to paint the trim, body and a white color for the door. Management will also check with Palm Beach Gardens to see if a permit is needed to change the colors of the buildings.

Management was asked to contact an engineer to get a proposal for a spec to replace the mansards and other options for the wood trim.

Sharon Bell reviewed the financials and requested that accounts be turned over to the attorney for collections.

The Board reviewed the proposals for Pest Control in the community. Management was asked to seek additional bids from Nuisance Wildlife and A Better Pest Control.

Mike McCarthy gave an update on the properties that have sold or are on the market in the community.

Management announced that the plant/tree trimming/removals will begin the first two weeks of January, the fence replacements will take place the beginning of February, and the completion of the painting of the fences will start as soon as possible.

Management is in the process of putting in a claim for the fallen fence from the storm to the insurance carrier.

Management drafted a newsletter for the community. The Board made some additions to the letter.

There being no further business the meeting was adjourned at 8:34 PM.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Winchester Courts HOA