

Winchester Courts HOA, Inc.
Board Meeting Minutes
July 12, 2016
6:45pm at Sea Breeze Office
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APPROVED

- 1) **Call to order and confirm quorum of board members**
 - a. Meeting was called to order by Mike McCarthy at 6:49, with Board Members Bill Catron, Sharon Bell and Rose White present. Also in attendance was property manager Summer Jasser representing Sea Breeze Management.
 - b. **Absent:** Carol Coopersmith

- 2) **Reading of previous board meeting minutes or motion to forego**
 - c. **Motion** by Bill Catron to accept the June 14, 2016 minutes as presented seconded by Mike McCarthy and passed unanimously.

- 3) **Special Assessment**

Summer Jasser reported that the billing will go to the owners of Building 41 this week.

- 4) **Treasurer's Report**

Motion by Bill Catron, seconded by Mike McCarthy, to accept the treasures report as presented and passed unanimously.

- 5) **Committee reports:**
 - A- Resale/Rental: Mike reported that a unit was approved for rental.
 - B- Landscaping: Sharon reported that the landscapers are doing a good job.
 - C- ARB review: No Report
 - D- Social/Welcome: No Report
 - E- Fine: No Report
 - F- Flat Roof Maint/Repl.: A letter was received from the attorney of 11707B regarding damage to the interior of the unit, requesting that the Association pay for the repair. The Board instructed Management to have Lora Howe, Attorney, respond to the letter.
 - G – Building Painting: No report.
 - H – Fence Maint/Repl.: Fences will be reassessed after hurricane season.
 - I – Pest Control: No Report

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6) **New & Unfinished Business combined with Manager's Report**

A) Notice of Violation- Code Compliance

The Violation has been closed out by the City for compliance.

B) Parking Enforcement

Tabled until the need arises.

C) Towing Company

Tabled until the need arises.

D) Window Frames

Motion was made by Bill Catron, seconded by Sharon Bell, that an examination of the Association's Legal Opinion, " that the Window Trim of an individual unit(wood framing of unit glass windows) is to be maintained by, and the cost of such maintenance is the responsibility of, the unit owner (s)."

1. Be evaluated and Conducted by a Board appointed committee.
2. That the committee's evaluations, suggestions and recommendations be presented to the Board at the following scheduled meeting.
3. That those evaluations, suggestions and recommendations, along with any Board additions, be submitted to the present Associations Attorney for review, evaluation and opinion.
4. The attorney's written opinion to be presented to the Board at the following scheduled meeting, and
5. That if appropriate, a motion be made, discussed and voted upon, to either accept or reject the responsibility of the Association: **To maintain, repair or replace all Winchester Courts Window Trim as part of the Association's responsibility as stated in Article VI, Section 2, under the term 'Wall' of the Association's Doc's. The material of such Window Trim is to be determined by the Board of Director of the Association.**

All in favor, motion carried 4-1 with Rose White abstaining.

The Committee will consist of Bill, Sharon and Mike.

7) **Confirmation of next meeting and motion for adjournment**

Next meeting will be the Tuesday, August 9, 2016 at 6:45 pm at the Sea Breeze office

There being no further business, Mike McCarthy motioned to adjourn at 8:54 pm, seconded by Bill Catron and passed unanimously.