

**WINCHESTER COURTS HOA, Inc.**  
**BOARD OF DIRECTORS MEETING**  
PLACE: Sea Breeze Office  
**July 27, 2017**  
**OFFICIAL MINUTES**

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

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

Directors Absent: None

Management Present: Laura Carlisle, LCAM

The Board reviewed the minutes from the June 22, 2017 Board of Directors Meeting.

MOTION: Linda Pyburn made a motion seconded by Bill Catron to forego the reading of the minutes and approve the minutes from the June 22, 2017 Board of Directors Meeting. The motion carried 5 to 0.

Sharon Bell went over the Treasurer's Report and reviewed the June 30, 2017 Month End Financials.

MOTION: Bill Catron made a motion seconded by Mike McCarthy to approve the June 30, 2017 Month End Financials. The motion carried 5 to 0.

The Board of Directors discussed the next newsletter for management to draft. The newsletter should remind owners that it is their responsibility to repair the wood around the windows on the second floor and to repair/replace the front doors as well as the door frames. The Board wants owners to have the repairs done by October so that they can be painted by the Association. Also, the newsletter will remind residents to pick up their passes from the office if they were not successfully delivered to them.

Mike McCarthy gave an update on the Resale and Rentals in the community.

Sharon Bell and Dennis Leon gave an update on the landscaping in the community.

Management called out No Cuts to mark the lines in the entire community, but they only marked one building. Management will continue to try and get them to come out to the community.

The Board reviewed the Architectural Applications that were on the table.

Bill Catron reviewed the contract with Bulldog and told management to not send the 50% deposit until the permits for the project have been pulled.

There was a main line issue at building 4270 where the plumber ran cable to clear a main stoppage caused by roots. The Board discussed sending the notice of the special assessment out for the reimbursement.

There being no further business the meeting was adjourned at 8:37 PM.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Winchester Courts HOA