

Winchester Courts HOA, Inc.
Board Meeting Minutes
February 23, 2017
6:45 pm at Sea Breeze Office
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APPROVED

OPEN FORUM - Board requested this be moved to #2 on the Agenda

1) Call to order and confirm quorum of board members

Meeting called to order by Michael McCarthy at 6:45 pm with all Board Members present:
President: Mike McCarthy
Vice President: Linbda Pyburn
Treasurer: Sharon Bell
Secretary: Dennis Leon
Directors: Bill Catron & all above officers

Absent: None

2) Reading of previous board meeting minutes or motion to forego

Motion by Mike to forgo reading and to accept the February 2017 minutes with corrections to board member positions and the fence replacement project. Seconded by Sharon and approved unanimously.

3) Treasurer's report and past due accounts

Board reviewed and approved the January 2017 financial statements. Bill motioned to move GL 5334 \$9,214.50 from sidewalks to reserve account GL 3112.

Unit owner offered partial payment as payment in full, Sharon motioned not to approve and to have the attorney file a lien, seconded by Linda and passed unanimously. Another past due account was reviewed, Sharon motioned to file a lien, seconded by Mike and passed unanimously.

4) Committee reports:

A- Resale/Rental: Update given by Mike – 2 units for sale

B- Landscaping: Sharon and Dennis met with the landscapers

C- ARB review: Cameras, new windows and doors approved

D- Social/Welcome: None

E- Fine: None.

F- Flat Roof Maint/Repl.: Dormer is considered part of the roof. 1996 legal opinion obtained by the association is that the actual trim around windows is separate from roof. Maintenance is owner's responsibility. Owner's must address rotted wood issue before painting.

8 roofs are at the 15 year mark, Bill stated to wait for annual roof inspection for update on the condition of the roofs to see if any of them need to be replaced.

G – Building Painting: Linda Pyburn and Peggy Kroll to head Paint Committee.
Work expected to take place in 2017.

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H – Fence Maint/Repl.: Fence Painting:

Bill stated that 55 fences were installed prior to the current fence bids being used. Bill suggested a Line of Credit for two million to replace the fences, plus have the availability for mansard replacement and building and fence painting.

I – Pest Control: Gardens Pest Control checked on units along Ficus who reported rats

5) New & Unfinished Business combined with Manager's Report

A. Fence Treatment including painting

Bill updated the board on the fence replacement. There are 55 fences that are not to the current fence specifications, Bill suggested looking into a Line of Credit to replace the fences and paint them to bring them all up to the current fence standard. Board approved Manager checking into loan options.

B. 4386B Hazel top of window needs to be maintained

C. Storage Shed removal and replacement

Manager to meet with GC for price and options to remove and replace.

D. Attorney Status Report

Board reviewed the accounts currently with legal.

E. Next newsletter items:

Request to add to next newsletter an update on the emergency procedures and protocol
Newsletter Items: Landscaping must be cut back from walls, roofs and fences for upcoming painting project.

6) Any other business that properly comes before the board

Board reviewed letter from unit owner stating potential damage from roof cleaning. Board discussed – no other residents mentioned any issues etc., Board could not determine any validation and considers this matter to be closed.

7) Confirmation of next meeting and motion for adjournment

There being no further business, Bill motioned to adjourn at 9:32 pm, seconded by Linda. Approved unanimously.