

**WINCHESTER COURTS HOA, Inc.**  
**BOARD OF DIRECTORS MEETING**  
PLACE: Sea Breeze Office  
**May 24, 2018**  
**OFFICIAL MINUTES**

The meeting was called to order at 6:65 PM by Mike McCarthy.

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

Directors Absent: Peggy Kroll

Management Present: Laura Carlisle, LCAM

Guest: Roy Sangster, Four Jays Consulting Group

Laura Carlisle introduced Roy Sangster to the Board of Directors. There have been ongoing leaks in the community with prices continuing to increase with the roofer. Management suggested having a consultant come in to ensure that the work being done is needed and the costs being reasonable. Roy explained that he will review the maintenance contract with Company Roofing, review the contributing issue of the roofs. The board discussed the roofing wood issues on the mansard roofs and discussed other options that could last longer such as composite material instead of wood and stainless steel. Four Jays will visit the property and work on a scope of work for the replacement of the wood around the windows, corner, drip edge and fascia. All future work will be scheduled with Four Jays and Company.

The Board discussed the updates on the applications to the community along with the various violations. The Board wants to draft some rules to increase the credit score to \$650 and no vegetable or fruit plants/trees allowed in the community.

The Board reviewed the Treasurers Report. Sharon Bell asked to reclassify \$7850 from Tree trimming to the Fund Balance because it was supposed to be for last year's budget since the hurricane slowed the tree trimmers.

MOTION: Mike McCarthy made a motion seconded by Lindy Pyburn to reclassify \$7850 from the Tree trimming to the Fund Balance because the funds were supposed to be spent in 2017. The motion carried 3-0.

The Board reviewed the minutes from the April 24, 2018 Board of Directors Meeting. MOTION: Mike McCarthy made a motion seconded by Linda Pyburn to approve the minutes for the April 24, 2018 Board of Directors Meeting. The motion carried 3-0.

The Board reviewed the proposals for the tree trimming.

MOTION: Linda Pyburn made a motion seconded by Mike McCarthy to approve the tree trimming contract from Perkins in the amount of \$625 to remove the two carrot wood trees at 11568 Winchester Drive and \$6,800 for the tree trimming in the community. The motion carried 3-0.

The Board discussed the maintenance service. The Board stated that the maintenance company is still driving on the grass and damaging it, not picking up any trash or going around the buildings. The Board asked that the golf cart be removed from the property.

The board discussed the rat situation in the community and will continue to monitor the issues.

Management was asked to tell Perkins to give a proposal to remove the vine at the Kurland unit.

There being no further business the meeting was adjourned at 9:14 PM.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Winchester Courts HOA