

WINCHESTER COURTS HOA, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Sea Breeze Office
January 25, 2018
OFFICIAL MINUTES

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

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

Directors Absent: Mike McCarthy

Management Present: Laura Carlisle, LCAM

The Board reviewed the minutes from the December 28, 2017 Board of Directors Meeting.

MOTION: Sharon Bell made a motion seconded by Linda Pyburn to forego the reading of the minutes and approve the minutes from the December 28, 2017 Board of Directors Meeting. The motion carried 3 to 0.

The Board reviewed a proposal from Four Jays Consulting to help with the rotting wood on the buildings. After discussion the Board requested that the proposal be amended to give mansard options similar to Gardens Lakes and possibly remove the window and add insulation.

MOTION: Linda Pyburn made a motion seconded by Sharon Bell to have Four Jays amend their proposal to redo the mansards and provide options. The motion carried 3-0.

The tree trimming is scheduled to begin on Tuesday and should take 3 days to complete. They will begin at Linda's area and work their way around. Management will start scheduling the install and the painting of the fences.

Sharon went over the Treasurers report.

The Board reviewed the delinquency report.

The Board discussed the work being done by PRF Services. Sharon asked that all work orders be copied to her.

The Board discussed the rental update for the community.

Sharon Bell discussed the landscaping and the issues with the irrigation.

The Board discussed painting the buildings and color selection. Sherwin Williams will need to provide new renderings for Diving White, Craftsman Brown and Perfect Greige.

The Board reviewed the proposals from the pest control companies. Management was asked to get additional bids from Nuisance Wildlife and send to the Board.

The Board discussed the work that Company has done on the property and how owners were not notified of the work being done and they left tar all over the place including the screen enclosures.

The next meeting is the Annual Meeting and will be held at the library.

There being no further business the meeting was adjourned at 8:52 PM.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Winchester Courts HOA