WINCHESTER COURTS H0A, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Sea Breeze Office
<u>**March 22, 2018**</u>
<u>**OFFICIAL MINUTES**</u>

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

Directors Present: Mike McCarthy, Sharon Bell, Peggy Kroll, and Linda Pyburn
Directors Absent: None
Management Present: Laura Carlisle, LCAM
Guest: Floyd Nichols

Floyd Nichols was present to discuss insurance matters with the association.
The Board discussed the maintenance responsibility. The Board advised that Winchester Courts is not responsible for drywall replacement.

The Board discussed the painting project.

The Board discussed PRF Services and the maintenance man stating that he is driving to fast and not picking up debris.

The Board reviewed the minutes from the January 25, 2018 Board of Directors Meeting and February 13, 2018 Organizational Meeting.
MOTION: Sharon Bell made a motion seconded by Linda Pyburn to forego the reading of the minutes and approve the minutes from the January 25, 2018 Board of Directors Meeting and February 13, 2018 Organizational Meeting. The motion carried 4 to 0.

Sharon Bell reviewed the financials.

The Board reviewed the delinquency report.

Sharon Bell gave an update on the landscaping issues.

The Board discussed the rental update for the community.

The Board discussed the mansards and agreed to only focus on the mansard replacement project.
The Board reviewed a proposal from Four Jays Consulting in regards to the Mansard replacement and provide options.
MOTION: Mike McCarthy made a motion seconded by Sharon Bell to approve the proposal from Four Jays to redo the mansards and provide options. The motion carried 4-0.

The Board has decided to table the painting of the buildings at this time.

The Board discussed items that they would like to see in the next newsletter. Management will draft something up for the Board to review.

There being no further business the meeting was adjourned at 9:23 PM.

Respectfully submitted by:
Laura Carlisle, LCAM
On behalf of Winchester Courts HOA