

WINCHESTER COURTS HOA, Inc.
BOARD OF DIRECTORS MEETING
PLACE: Sea Breeze Office
August 23, 2018
OFFICIAL MINUTES

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

Directors Present: Mike McCarthy, Sharon Bell and Peggy Kroll

Directors Absent: Linda Pyburn

Management Present: Laura Carlisle, LCAM

Mr. & Mrs. Coopersmith were present at the meeting to discuss their concerns. They are as follows:

1. There is a rat situation at the Winchester South Dumpster. Management will discuss the issue with Hulett to see what can be done.
2. The Pole light is out by their unit.
3. The Fascia Board is rotting and there are tiles that are coming down.
4. Requested that the association work on painting the property. The Board tabled the approval of the June 28, 2018 minutes till the next meeting.

Management was asked to do the following:

1. Repair the gutter at 11573
2. Get landscaping bids
3. Ask Brightview to clean the tennis court and to remove the vine all over the fence.
4. Fix the broken dumpsters
5. Call to have trash picked up.
6. Remove dumpster signs

The Board reviewed the financials.

The Board discussed amending the rules in the community. Management will draft some changes and present it to the Board.

The Board reviewed the minutes June 28, 2018 and July 26, 2018.

MOTION: Mike McCarthy made a motion seconded by Sharon Bell to approve the minutes of the June 28, 2018 and July 26, 2018 Board of Directors Meetings. The motion carried 3-0.

The Board discussed the tree trimming. Management met with Perkins Trees and asked that additional trimming be done on the arecas and schefflera. The total cost to be \$1350. The Board approved.

MOTION: Mike McCarthy made a motion seconded by Sharon Bell to terminate the contract with PRF Services and to hire Custom Cleaning Management Services to start October 1st. The motion carried 3-0.

There being no further business the meeting was adjourned at 8:31 PM.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Winchester Courts HOA