

**WINCHESTER COURTS HOA, Inc.**  
**BOARD OF DIRECTORS MEETING**  
PLACE: Sea Breeze Office  
**September 27, 2018**  
**OFFICIAL MINUTES**

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

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

Directors Absent: None

Management Present: Laura Carlisle, LCAM

Management was asked to do the following:

1. Get proposals to replace the small pump house
2. Get bids to replace/repair the irrigation system.
3. Dumpsters were repaired, but can be repaired better. Board asked that Bulldog work to repair the gates.
4. Irrigation is coming on in the afternoon.
5. Get proposals to replace all the blue lights in the community with clear lights.
6. Request to have cameras installed at the garbage areas.
7. Pressure clean the sidewalks
8. Have Four Jays provide a scope of work so that the association can repair the fascia and trim.
9. Get Landscape bids

Two units had extended their fences an additional 5 feet. Bulldog provided proposals to replace the fences as they are for an additional \$195 each. The locations of the fence extensions are at 4328D and 4318C. The Board discussed the matter.

MOTION: Sharon Bell made a motion seconded by Mike McCarthy to decline any fence extensions and that all fences to be built with the same standards. The motion carried 4-0.

Hulett has been reviewing the rat issues in the community and recommended that the association install additional boxes at the trash areas to help control the rat issue on the common properties. The Board agreed and asked management to move forward.

The Board reviewed the minutes from the August 23, 2018 Board of Directors Meeting.

MOTION: Sharon Bell made a motion seconded by Linda Pyburn to approved the August 23, 2018 Board of Directors Minutes. The motion carried 4-0.

Sharon Bell reviewed the Financials and asked management to open a CDARS account to keep the association within the FDIC limits. Management will discuss with bookkeeping.

The Board discussed the Mansards and the fascia and asked that the engineer attend the next Board meeting so that the Board can begin the project.

Management reviewed the affidavit of mailing for the Rule Change to increase the credit score from 600 to 625.

MOTION: Linda Pyburn made a motion seconded by Sharon Bell to approve the Rules and Regulations to update the credit score from 600 to 650. The motion carried 4-0.

Management discussed with the Board additional trees that need to be trimmed with a proposal from Perkins. The Board did not move forward on the proposal.

The Board asked management to seek a proposal to add holiday lights to the palms. Management will seek a proposal.

There being no further business the meeting was adjourned at 8:47 PM.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Winchester Courts HOA