

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

APPROVED

The meeting was called to order at 6:47 PM by Mike McCarthy.

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

Directors Absent: None

Guests: John Petreikis & Roy Sangster of Four Jays Consulting

Management Present: Laura Carlisle, LCAM

John Petreikis and Roy Sangster of Four Jays Consulting discussed with the board what they have seen so far and discussed ways of resolving the roof issues that the Association is having. They suggested the need to open the mansards to provide a scope of work for the repair of the project. The Board asked that they come back to the property where one issue is still open and provide a scope of work for the project to be put out to bid.

Owners were present to discuss concerns with the community such as the landscaping. The Board put together a landscape committee to be chaired by Sharon Bell and includes Fina Musso, Helen Brown, Stephanie Cochran and Nori Douglas.

MOTION: Linda Pyburn made a motion seconded by Mike McCarthy to put together a landscape committee chaired by Sharon Bell. The motion carried 4-0

The Board reviewed the minutes from the September 27, 2018 Board of Directors Meeting.

MOTION: Mike McCarthy made a motion seconded by Peggy Kroll to approved the September 27, 2018 Board of Directors Minutes. The motion carried 4-0.

Sharon Bell reviewed the Financials and asked management to work on moving the First Citizens to a CDARS account.

The Board discussed adding holiday lights to the entrance of the community. The Board agreed that they would not be adding lights to the entrance.

The association's insurance renewal has come up. The Board has asked management to set up a meeting with the Board and the agent to go over the renewal.

The Board reviewed the proposal to correct some of the trees in the community for \$3400. The Board has tabled the proposal.

The Board reviewed the proposed 2019 Budget that was mailed out.

MOTION: Mike McCarthy made a motion seconded by Sharon Bell to approve the 2019 Budget at \$335 per month, per unit.

There being no further business the meeting was adjourned at 10:02 PM.

Respectfully submitted by:

Laura Carlisle, LCAM

On behalf of Winchester Courts HOA, Inc.