

Windsor Place Condominium Association, In Berkshire Lakes, Naples, Florida

President Walter Sanford called the meeting to order at 7:00 on **March 12, 2014** at the BLMA clubhouse. Board Members present were Walter Sanford, Susan Todaro, Darlene Rozario, Joyce Peterson and Ernie Kenez. Colleen Gift was present as our representative from Anchor Management.

Ernie moved and Darlene seconded approval of the minutes from our February meeting.

Walter reminded us that the BLMA annual fee must be paid by all and was due in January. He also indicated the master association is leaning on the home owners and the condo associations who have been negligent on cleaning and upkeep of their roof areas.

As current events, Walter thanked Dee for her newsletter which went out with the quarterly letter. If any owner wants a copy of the financials of our association, they can obtain it through Anchor for a fee. Presently Windsor Place has only 9% annual rentals. We have managed to improve our situation since the passage of our amendment in 2012.

In connection with committee reports, Mary Vande-Voren said all is going well at the pool area. Antonietta and others check to make certain the chairs and tables are returned to the upright position; Darlene questions if the porcelain tiles in the pool have been scrubbed enough. Our cleaning service will be reminded to do so. Marianne gave us an update on the March social. A question was raised by an owner on compliance with a condo resident who continues to have Christmas / holiday lights up, long past the season. Carol Cortese reported that we have not had any interviews during the month; and also that Darlene and Antonietta will be added to our Interview committee. This way we have more owners who know the process and Rose, Carol and Joyce are not the only members on the committee.

Treasurer, Susan Todaro reported our YTD income is \$69,371, expenses, \$57,993 with a profit of \$11,378. As part of the landscaping improvements, Walter is looking into the cost of widening the expanse of sod at unit entrances and around trees and shrubs. Ernie spoke of the information he has uncovered in the search to a solution to restore the health of our neighborhood pond. Colleen is checking into other companies and their bids for the work. Lake Doctors, our present vendor, is beginning to show signs of improving their work.

During open discussion, an owner asked about the renter who has a dog when that is against our rules and regulations. We assured him that it is a service dog whose owner had a medical reason for the pet. So it is allowed. The renters have been made aware of the fact that they must meet all of the rules for picking up after their dog, etc.

Walter adjourned the meeting at 7:30.

Respectfully submitted,

Joyce Peterson