

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

President Walter Sanford called the meeting to order at 7:00 on **April 9, 2014** at the BLMA clubhouse. Board Members present were Walter Sanford, Susan Todaro, Darlene Rozario, Ernie Kenez and Joyce Peterson. Colleen Gift was present as our representative from Anchor Management.

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

Walter relayed that there was no new information to report from the Master Association. He did thank Louie for his work on exterior lights in our neighborhood, and also thanks to everyone who helps with picking up trash when walking. He also is happy to report that we are at 8% of our units as annual renters; because 4 units are in the process of being sold; 2 in foreclosure.

The tables at the pool area are being refurbished on a rotating basis. Marianne reported that the March event was successful and the April 12<sup>th</sup> Italian Dinner which will feature a comedian looks be to enjoyable as well. This will be the final event of this season.

Those units in non-compliance with our rules and regulations are receiving notices and Anchor Management is working on settling the problems that arise. Carol Cortese reported that she, Darlene and Antoniette conducted a phone interview with new owners of Unit 672-202. Susan Todaro had no report as the 10<sup>th</sup> is the cutoff date for payment of quarterly fees. This report will be given next month.

Walter indicated that all landscaping projects are put on hold while we “catch up” on charges incurred with the removal of dead palm and evergreen trees. Ernie reported that he has been working with our new vendor for our small pond. *Lake and Wetlands* was hired. They should be able to restore health and vitality to this area. They will be adding indigenous water plants to prevent erosion and to enhance health. Both Ernie and Walter emphasized the fact that we should not feed the muscovy ducks nor any other wild life.

Marianne raised the question of wind mitigation reports for insuring our homes. Walter recommended Florida Southern Builders or Paradise Home Check as companies to check with after first consulting with ones carrier. There were no other questions.

Walter adjourned the meeting at 7:40.

Respectfully submitted,

Joyce Peterson