

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

President Walter Sanford called the meeting to order at 7:00 on **May 14, 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 the minutes from our April meeting.

Walter asked if we were satisfied with the work of our "White Gloves" crew who have been power washing this year. All were satisfied and he let us know the next power wash will be done in August. Colleen and other owners present alerted us to the fact that we have a rather large alligator in our small pond with in Windsor Place. Because of its size Fish Game and Wildlife will not remove it from the premises. Walter will look into a private party who may be able to do it for us. He also is checking with BLMA to encourage them to keep the fountain on longer in the big lake; especially during season. We do not feel we should have to pay extra.

Under new business, Walter and Colleen were able to renegotiate our insurance with IRMS, Insurance and Risk Management Services. They were able to lower our premium by \$1710 per year. The umbrella tables are done and reinstalled at the pool. The chlorinator feeder line had to be replaced on the pool pump. All seems to be working fine now. Antoniette alerted us to the fact that non-members of WP have access to the pool. She suggested that we add the metal plate on both sides of the pool gate lock to prevent this problem. Walter will look into this.

Marianne gave a listing of the new season social events for 2014-2015 to Darlene who will post them on our website. Our main problem with non-compliance is with those who drive trucks and do not follow our rules. Ernie is staying on top of these concerns and Colleen is following up with the fines. We have had a lot of action with rentals and also new owners in the last month. One annual was disapproved by consensus of all board members and interview committee members. The others were approved but one was approved with the contingency that they be able to park their F-150 truck inside the garage with the door properly closed. Ernie proposed that we add two points to our checklist at Anchor Management.

1. A realtor or property representative must be present for any on site condo showing.
2. On site showings must be between 9am and 6pm.

All board members were in agreement with these additions. Colleen will add them to the coversheet provided by Anchor Management to prospective owners / renters.

Susan Todaro reported that the YTD income was \$139,935; expenses were \$138,123; with a profit of \$1,812. All work on landscaping is still on hold as we have to remove even more palm trees that are diseased. Ernie has been consulting with the new vendor for cleaning up the small pond. He has strategic owners also keeping him updated as to the company's work. They are in the process of killing the grasses that rim the pond and then they will be adding the water plants that help to keep it hydrated and healthy. Turtles are returning, along with ducks and rabbits.

We will not meet June, July or August.

Walter adjourned the meeting at 7:50.

Respectfully submitted,

Joyce Peterson