

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

President Walter Sanford called the meeting to order at 7:00 on **October 8, 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.

Susan moved and Darlene seconded acceptance of the minutes from our September meeting.

Walter informed us that the remodeling of the BLMA clubhouse is progressing well. The speed bumps installed are helping to slow down traffic and hopefully discourage miscellaneous strangers from being in the community area. If any suspicious strangers are noted in either Windsor Place or in Berkshire Lakes proper, residents are to call the Sheriff's Department and have them reported that they might check out the situation. He reminded all owners to make certain they remove keys from their cars and to keep their cars locked when left out. Rentals for Windsor Place are at 14%, which is very positive. Our reserves however, have to be better funded, as per our budget records.

Mary VandeVoren reported that the pool security lights are not properly set. We will be installing covers on the gate locks for the pool area, so residents will be expected to make certain that the gate locks behind them when they leave the pool area. Carol Cortese reported that Darlene Rozario has listed all the upcoming social events on the web site and details will be filled in as needed. Darlene and Antionette will also be organizing a Christmas Party on Saturday Dec. 13th; pot luck at 6:00 pm. with more details coming. Colleen and Ernie reported that the renter who had been feeding the ducks has been told by both the association and the unit owner, not to continue this action. Seems the problem is resolved. There is no report from the interview committee. Susan Todaro reported that Year to Date finances are: Income \$229,432, Expense \$280,923, and Profit \$18,509. In landscaping concerns, the question was raised that we might want to see if our trees along Belview Blvd. are growing so close together that we may have to take out alternate ones in order for them to grow right. As far as maintenance projects go, some of the unit gutters need repair similar to 500-201. Our cleaning company, White Gloves is doing a great job. We ask that they power wash the bricks at the entrance as well.

Colleen distributed two budgets to the board from Anchor Management for consideration. Discussion followed and we will have some time to evaluate and fine tune any changes before a vote.

Walter asked for a motion to adjourn the meeting at 7:53, Ernie did so and Sue seconded it.

Respectfully submitted,

Joyce Peterson