

Windsor Place Condominium Association, Berkshire Lakes, Naples, Florida (jp)

Vice President Ernie Kenez called the meeting to order at 7:00 on May 13, 2015 at the BLMA clubhouse. Board members present were, Ernie Kenez, Susan Todaro, Tim Donnery, Joyce Peterson and Walter Sanford who arrived at 7:10 because of a prior commitment. Cathy Avenatti was present representing Anchor Management.

Tim moved and Ernie seconded approval of the minutes of the March 11, 2015 meeting. (the WP board was not able to meet in April because of lack of a quorum)

Ernie explained that Stahlman –England Irrigations was approved for the installation of the irrigation well for our association during our March board meeting. At that time we thought there might be money we could use to offset our owners assessment. However, there were not funds to use in that manner. (A letter was mailed out to owners alerting them to our board's action and that we would be taking the final vote in April.) With two board members ill in April we did not meet. Our vote now in May covers that action and also how owners will be assessed. Cathy informed us that the total amount is \$38,800. The board unanimously approved that owners may pay in one payment of \$335 or two payments of \$167.50 each. Cathy will send out a letter explaining the payment schedule with our next quarterly association statement.

Cathy will be checking into having the cracks repaired in front of the mail boxes and having our pool vendor make certain he cleans thoroughly the algae from the pool. We are all asked to monitor the pool area and make sure the gates are securely shut.

Walter thanked Marianne for all of her organization of social events this season. She in turn thanked all of her helpers and said that Sue Todaro will be her co-chair in the fall. Marianne plans on returning in October.

As a reminder to local residents, we will post a list of the compliance issues near the mail boxes. Our neighborhood only stays in top form if our rules and regulations are faithfully followed.

Joyce reported that Darlene and Rose asked to be removed from the interview committee. Interviews are going well with some repeats on the seasonal rentals. One couple is purchasing after renting seasonally. Walter said we have three pending sales and one still in foreclosure.

Susan gave our March YTD financial information. We have income of \$106,036, expenses of \$106,834, leaving us with a deficit of \$798.

Questions were raised by owners about expenses of the well once it is in operation. Ernie, Walter and Tim all reported that expenses will be less, both is electrical and in maintenance. It will have an automatic shut off so that it does not irrigate if it is raining.

The meeting was adjourned at 7:45

Respectfully submitted,

Joyce Peterson, Secretary