

Windsor Place Condominium Association, Berkshire Lakes, Naples, Florida

President Walter Sanford called our Board Meeting to order at 7:00 pm on September 9, 2015 at the BLMA clubhouse. Board members present were, Walter Sanford, Ernie Kenez, Susan Todaro and Joyce Peterson. Excused: Cathy Avenatti and Tim Donnery.

Ernie moved and Sue seconded approval of the minutes of the June 10, 2015 meeting.

Berkshire Lakes Master Association is putting in a new pump in the fountain in the large lake. Residents like the addition of the shrubs on Radio Road and the resurfacing of the title signs at each of the entrances.

Walter thanked Dee for her contribution of the Newsletter which accompanies our WP association quarterly statements. She does such a fine job on this each time.

Walter and Ernie reported that most owners are in compliance on following rules and regulations. There are a couple of trucks that are left out and must be moved. The board recommended Cathy follow up with a letter to the owner as it looks as it is a guest of an annual lease holder who is abusing this regulation.

Sue Todaro reported that the August Anchor financial report showed an income of \$263,483 expenses of \$254,462 leaving a profit of \$9,021. Anchor Association does not have our budget preview for 2016 paperwork ready. We may expect it for our next meeting in October.

Mary VanDeVoren reported that the pool area is generally well maintained. A reminder to residents and guests to always check to make sure you lock the gate behind you upon leaving and also turn off the fans. Re-webbing of the deck chairs was done in 2014, the next project will possibly be the re-webbing of the lounge chairs at a future date.

Joyce Peterson reported that the interview for purchase of Campbell for Unit 404-102 did not show. A message was left for Campbell and no call returned. Anchor will intervene.

Blast Masters did a great job on the power washing of the buildings. Tree and Palm tree trimming is continuing. (Joyce Peterson asked if another tree could be planted where one was taken out by her bedroom window.) Ernie reported the well digging and pump are working well. Walter reported we will be adding a fence and shrubs to help protect the unit.

Our meeting ended at 7:35.

Respectfully submitted,

Joyce Peterson Secretary