

Windsor Place at Berkshire Lakes, a Condominium Board of Directors' Meeting Minutes Wednesday, April 27, 2016

CALL MEETING TO ORDER

Meeting was called to order at 7pm.

ESTABLISH QUORUM

A quorum was established with all Board members present:

Walter Sanford, Susan Todaro, Paul Grettler – via phone, Tim Donnery – via phone and Brad Phelps from Anchor.

Notice was posted as per Florida Statutes.

OLD BUSINESS

None

NEW BUSINESS

Review Recent Resignations

Ernie Kenez officially resigned from the Board of Directors effective April 20, 2016 at 9:50pm per receipt of email – see attached to these minutes. Ernie was thanked for his service to the Board and the community.

Resignation/Re-instatement –Walter Sanford

Walter explained his recent resignation but would like to rescind and continue to serve. The audience thanked him.

Motion was made by Susan to nominate Walter as President. Paul seconded, all were in favor.

Motion was made by Walter to nominate Paul as Secretary. Tim seconded, all were in favor.

Motion was made by Walter to nominate Susan as Treasurer. Tim seconded, all were in favor.

Motion was made by Walter to nominate Tim as Director. Paul seconded, all were in favor.

One vacancy remains and the Board will take nominations for appointment to the remainder of the term.

Check signers will be: Walter Sanford, Susan Todaro and Brad Phelps (Anchor).

CAM Assignment

Until further notice main management contact will be Brad Phelps and Cathy Avenatti will be assisting on pending matters. Please call or email Brad with any issues, etc.

There were owner discussions regarding parking, the pool, painting and rentals.

Master Association President, Mr. Luparello spoke about the proxy votes needed for the restated master restrictions and documents.

Next meeting will be Wednesday, May 11, 2016.

ADJOURNMENT

Walter made a motion to adjourn the meeting at 7:45pm. Susan seconded the motion. All were in favor.

Brad A. Phelps, CAM

Anchor Associates, Inc. – for Windsor Place at Berkshire Lakes, a Condominium