

Windsor Place Condominium Association, Berkshire Lakes, Naples, Florida

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

Sue moved and Tim seconded approval of the minutes of the November 12, 2015 meeting.

Berkshire Lakes Master Board called the individual association presidents together and let them know they are going to attempt to put together a program to "Handle the compliance of rules and regulations" within all association neighborhoods. More information will follow. Also, every 30 years association laws must be readdressed by the owners and approved of by a 51% vote. This is a state mandate. The master association is looking for condo association help with voting at the appropriate time.

WP has an annual meeting coming up and we need to have some new owners fill board positions. Joyce Peterson will not run again and we are hopeful that we will have more owners running for office.

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 quarter.

The pool heater will be looked at to make certain it is an acceptable temp for the season.

The listings of the social events during season are found in the most recent newsletter.

Walter reported that our last foreclosure 555-201 has been purchased and with that our association should recapture our unpaid fees before the new owner can flip and sell it. This is very good news for us. We currently have only 12.9% rentals, so we are in a very positive position with banks.

Sue Todaro reported that the most recent Anchor financial report showed an income of \$368,737, expenses of \$336,211 leaving a profit of \$32,526.

Our landscaping looks good. Because our new well/pump system is more powerful; we have popped some sprinkler heads. If Walter or Ernie are alerted we can have our landscaping personnel handle this problem.

Our web site is managed by a company recommended by Anchor. It is now a work in progress. Please be patient as this is changed and upgraded. The new management company for our WP website is RBG.

In October Ernie brought forth a question about the janitorial service we had in place. After some discussion / negotiation /and clarification, we will keep White Gloves, with stricter expectations in place.

During Open Discussion, owners thanked those who hung Christmas decorations. They also were happy to hear that we are painting all of our buildings in 2016, but should not change the trim color until we have to reroof as our pink tiles are not available any longer. Owners are so appreciative of the cleanliness of our lake since we have put in our well.

Our meeting ended at 7:30.

Respectfully submitted,

Joyce Peterson Secretary