

Windsor Place Condominium Association, Berkshire Lakes, Naples, Florida

President Walter Sanford called the Annual Meeting to order at 7:00 PM on February 10, 2016 at the BLMA clubhouse. Board members present were, Walter Sanford, Susan Todaro, Ernie Kenez, and Joyce Peterson and Tim Donnery. Cathy Avenalti, along with Brad Phelps from Anchor Management, was present and handled the vote process. As the 2015 minutes were sent to owners, MaryAnn moved we dispense with the reading of them and Helen seconded that motion.

As we had a quorum, we were able to continue our annual meeting. Walter expressed gratitude for the good turn out and for the various owners who play an important part in the running of our association. Sue Todaro, reported that we had \$48,535 income, \$42,010 expenses with a profit of \$6,525 for January YTD.

Walter assured us that a team of adjustor and contractor worked together and any damage to buildings from the recent storm will be handled in a timely basis. Committee reports followed and all is well and owners are appreciative of all the work done by the board to keep Windsor Place running smoothly.

Ernie reported that the truck problem is seldom a problem any further. We have lost two more palm trees which will have to be replaced soon. The ground cover and weed growth between WP and the Landings is a problem. Peg will be trained to handle web site entries; however, she has not been contacted yet. Cheryl questioned the possibility of adjusting our reserve account so we will not feel such a huge amount when we actually replace our roofs in the near future. It was also brought up that, as an association, we can finance a loan to pay for the initial work.

Cathy and Brad reported that both of the items passed favorably.

With my retiring from the Board, Paul Grettler agreed to be our fifth member serving. He will do a fine job in that capacity.

Respectfully submitted,

Joyce Peterson

