

# Windsor Place at Berkshire Lakes, a Condominium

## Board of Directors' Meeting Minutes

### Wednesday, May 11, 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 and Brad Phelps from Anchor.

Notice was posted as per Florida Statutes.

#### **OLD BUSINESS**

##### **Board Member Appointment**

Tim nominated Sid Fiskin to the Board to fill vacancy. Susan seconded and all were in favor. Sid accepted and will serve until the follow annual election (Ernie Kenez's vacancy).

#### **NEW BUSINESS**

##### **Windsor Updates**

##### **Pool Committee**

18 lounges needed to be restrapped so quotes will be requested.

Shower needs repair.

Restroom signs need to be replaced.

Vendor needs to continue to scrub perimeter of pool edge.

Painting was discussed and surveillance cameras.

##### **Activities**

Marianne/Susan – please give feedback on attendance of events and commitments to future events.

##### **Compliance**

Walter – truck parking was discussed and there has been minimal issues with trash and garage doors.

##### **Interviews**

Nothing new to report; no current need for committee. Joyce will continue to help as needed.

##### **Finance**

Brad from Anchor gave net income with total income and total expenses as of March 31, 2016.

##### **Landscaping**

Lake erosion – lake vendor addressed erosion and did provide a 2-step process with a cost estimated at \$16k.

This will be tabled and looked into further as needed.

Tree trimming – approximately \$15k in estimates. Other quotes are requested.

##### **Website**

Looking for volunteers to update and work with vendor.

##### **Community Members' Concerns – Darlene**

Darlene reported on Reserve Schedule and the need to properly address valuation of capital replacement of roofs in particular. The amenities of the community were discussed for improvements as well to add value to the community and make enhancements.

Next meeting will posted at a later date.

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**Brad A. Phelps, CAM**

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

**ADJOURNMENT**

Walter made a motion to adjourn the meeting at 9:09pm. Susan seconded the motion. All were in favor.