

WINDSOR PLACE AT BERKSHIRE LAKES, A CONDOMINIUM  
Board of Directors' Meeting Minutes  
Wednesday, April 12, 2017

CALL MEETING TO ORDER

Meeting was called to order at 7 PM.

ESTABLISH QUORUM

A quorum was established with Tim Donnery, Susan Todaro, Bill McGreal, Sid Fiskin, Jim Yamartino and Brad Phelps and Elise Chinn from Anchor.

REVIEW OF PRIOR MEETING MINUTES

Bill made a motion to accept the March minutes as presented. Sid seconded and motion carried.

OLD BUSINESS

None

NEW BUSINESS

Audit—A reconsideration of an independent audit was made. A motion was made to cancel the audit by Bill and seconded by Sid; motion carried.

Cable/Bulk Communications Committee—Joe Troescher reported that they are getting proposals from other companies to replace Comcast.

Activity and Entertainment Report—Susan reported that the committee met a week ago to discuss activities for next year. Besides the usual parties at the clubhouse, ideas to have something casual at the pool were discussed. Also a question came up about having a tag sale just for Windsor Place. In addition, a new way of advising everyone of the parties is by using emails and just a posting at the pool and mailboxes.

Finance Report—Jim suggested that we should try to get better investments for our reserve monies.

Landscaping Committee Report—Joe reported that they have done 7 walkthrus and have come up with 3 recommendations: 1) fix irrigation first, 2) do not plant anything until irrigation is fixed, 3) compare prices for plantings. A time line for planting was set for August (flowering or colorful trees rather than palms). Wait until September to grind stumps; cheaper at that time. A proposal was made to not spend more than \$2,000 to replace the old drainage with new. Tim made a motion and Bill seconded; motion carried. Also, Tim made a motion to approve \$2,500 for planting and sod replacement. Jim seconded; motion carried.

Document Rewrite—Bill suggested that instead of paying lawyers for the rewrite, we should take old by-laws and cut them up and add what we feel is needed using common sense.

Web Site—Deb suggested we change our website to Weebly as it is easier to navigate and less money. We can use it for Calendar, Owner's Roster, and Classifieds (sale items) for owners. Jim made a motion to cancel the old website and get Weebly. Sid seconded; motion carried.

After Brad Phelps and Elise Chinn left the meeting, Tim Donnery brought up a discussion about the need to change our property management company. He felt we needed to do it for the sake of our community as things are deteriorating at Windsor Place. A motion to terminate Anchor Associates Inc. by May 31, 2017 was made by Bill, seconded by Jim; motion carried. A motion to employ Vesta Property Services by June 1, 2017 was made by Bill, seconded by Jim; motion carried.

#### MEETING ADJOURNMENT

The meeting was adjourned at 8:55 pm. Bill made a motion; Tim seconded it.

Respectfully Submitted,  
Susan Todaro, Secretary