



## **6. Directors Reports:**

Joe Troescher provided an update on the repair of the mailboxes, well-pump, light fixtures and bulbs replacement.

## **7. Treasurer's Report:**

Darlene Rozario reported:

### a. Financials update:

The September financials were not available for comments.

### b. 2018 budget preparation update:

The draft budget 2018 is in progress, and should be available for mailing within two weeks. The goal is to keep the quarterly dues below \$1,000.00, and address the Association financial needs as well.

## **8. Manager's Report:**

- Review of roof leaks and mold remediation pending at 582 unit 102. Discussion ensued.
- Review of the proposed budget mail process--14-day requirement prior to approval.

## **9. Committee Reports:**

### a. Landscaping:

Joe Troescher reported:

It was recommended to proceed with the recommended special fertilization quote estimated at \$2,443.00. This process will help with plants and palms recovery after Hurricane Irma.

**A motion made by Joe Troescher to approve the special fertilization quote was seconded by Tim Donnery, and approved unanimously.**

It was also noted that a full inspection of the irrigation system will be completed once the pump is repaired and operating properly.

### b. Web and Communication:

Debra Troescher reported:

A link was created on the Association website to redirect to the Vesta website for Association records requests.

c. Sales and lease:

- Lease 554 unit 101

Debra Troescher recommended the approval of the following sales applications:

**A motion made by Joe Troescher to approve the sales recommended by the Lease and Sales Committee, was seconded by Tim Donnery, and approved unanimously.**

#### **10. Old Business:**

- a. Hurricane Irma - Repairs update – Guest Tom from BWG.

Tom Van Oyen, BWG Companies, reported:

Thomas provided a full report on the existing conditions at the Windsor Place, and readiness to start the repairs:

- Roofs, soffits, gutters and downspouts, lanais railings and screens, drywall.

Scott DeHooghe, BWG Companies, reported:

Scott provided a review of BWG on resources and contractors available for condominiums repairs when vendors and materials are scarce.

The work to be provided at the Windsor Place, except for the roofs, will be completed on a time and material basis. A detail explanation of the monitoring, billing and records for the projects will be structured. It was noted that any remediation and restoration will be done at pre-storm rates. Discussion ensued.

It was agreed that a final agreement for time and materials for repairs will be ready for implementation by Friday, October 13, 2017.

#### **11. New Business:**

None.

#### **12. Adjourn Meeting:**

- Joe Troescher made a motion to adjourn the meeting at 8:13 p.m.; which was seconded by Sid Fiskén, and passed unanimously.

Respectfully submitted by

Philippe Gabart  
Property Manager, CAM.