

WINDSOR PLACE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Minutes

The meeting was held on April 10, 2019 at 7:00 p.m. Berkshire Lakes Clubhouse, 495 Belville Blvd., Naples, FL.

Present were:

- Tim Donnery, President
- Anneke Koop, Vice President
- Terrie Simone, Treasurer
- Ray Sciog, Secretary
- Walter Sanford, Director

Also present:

- Philippe Gabart and Yvette Gurick from Vesta Property Services.

1. Review and accept draft minutes of previous Board meeting:

Walter moved to accept the March 13, 2019 minutes as corrected. The motion was seconded by Anneke, and unanimously approved.

2. President's Report:

- Tim Donnery reported on update on roofs replacement project and meeting with Latite CEO. He also reported on new landscaper starting. Anneke will head the Landscape Committee.

3. Vice President's Report:

- Anneke reported on establishing Facebook and Instagram accounts for Windsor Place. They will be monitored by Board members. Flyers will be distributed once they are created.

4. Treasurer's Report:

- a. Financial report.
- b. Flood Insurance Premium – Terrie reported on why only five buildings are covered with flood insurance. Most of the buildings fall within Zone “x” but those in the AE are in mandatory flood zones and mortgage holders require flood insurance on these units. Also, Windsor Place governing docs require the Association carry any insurances that are mandatory. It would cost \$797,000 to carry flood insurance on all buildings within Windsor Place.
- c. 2018-year end audit is still in progress.

- d. Terrie reported that the next draw for Latite Roofing is ready to be paid per the contract. 10% is still being held for any punchlist work, etc.

5. Management Report:

Given by Phillipe

6. Committee Reports:

- a. Leases and Sales: there was one sale at 500 #201 that was approved. There was discussion on what the rules regarding rentals are.

7. Old Business

- a. Work on monument sign was being performed.

8. New Business:

- a. Dryer Vent Schedule – next week.
- b. Phillipe introduced the estimate to have wind mitigation reports done on all buildings for \$75 each building when roof job is complete.

With there being no further business to discuss, Tim moved to adjourn the meeting. Ray seconded the motion. All were in favor and the meeting adjourned at 7:47 P.M.

Respectfully submitted,

Yvette Gurick, CAM
Community Association Manager