

WINDSOR CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

Minutes

The meeting was held on June 12, 2017 at 7:00 p.m. Berkshire Lake Clubhouse, 495 Belleville Blvd., Naples, FL

Present were:

- Tim Donnery
- Bill McGreal Via Phone
- Sid Fisken
- Jim Yamartino Via Phone

Also present:

- Philippe Gabart from Sterling Property Services.
- Joe Troescher, Landscaping Committee
- Debra Troescher, Website Committee

1. Certification of Quorum of Directors.

Quorum was present and notice was posted within statute requirements.

2. Call Meeting to Order:

Tom Donnery called the meeting to order at 7:00 p.m.

3. Review and Accept Draft Minutes of Previous Board Meeting(s):

A motion made by Tim Donnery to accept the Anchor and Todaro versions of the April 12, 2017 minutes was seconded by Sid Fisken, and approved.

4. President's Report:

Tim Donnery reported:

- President advised the board and guests that Susan Todaro formally submitted her resignation from her position as Treasurer, effective immediately.
- It was recommended to have Sid Fisken appointed as Treasurer/Secretary in the interim until new candidates are appointed.

A motion made by Tim Donnery to temporarily appoint Sid Fisken as Treasurer/Secretary was seconded by Jim Yamartino, and approved.

5. Directors Reports.

None.

6. Treasure's Report:

a. Delinquencies report:

- Manager provided a summary of the delinquencies.

b. Quarterly assessment – July 2017 update:

- The invoices for the July assessment will be mailed by Monday, June 19, 2017.

7. Manager's report:

a. Transition update;

- All the financials, database files and other hard documents have been received from Anchor Management.
- Review of all the vendors' contracts will be finalized within 90 days.
- The Manager will prepare a list of list of priorities with the Board of Directors, and schedule the work as soon possible.

8. Committee Reports:

A. Landscaping

Joe Troescher, Chairman of the Landscaping Committee reported:

- Irrigation: Completed repairs to street drainage by well, and many weekly repairs to irrigation (nozzles, popups, etc). Stalhlman refunded \$1200 and added functionality to well controls (\$0). More repairs coming after first FLE wet check.
- New Landscapers (Florida Evergreen): Voting on contract today, their interim work on turf and plants / designs ongoing (quotes, consultations, etc).
- Owner maintained Gardens: The WLC committee in favor of this, with restrictions and an approvals form. Will recommend a form and restrictions in a next meeting.

A motion made by Tim Donnery to approve the landscaping contract with Florida Evergreen was seconded by Sid Fisken, and approved.

B. Web and communication:

Debra Troescher reported:

- The new site location is up and running and owners are encouraged to browse.

It was noted that her hard work has saved the Association a lot of funds.

9. Old Business:

a. Leases and Sales procedures:

- i. Forms.
- ii. Package.
- iii. Processing.

- Review of the leases and sales approval process was provided by the Manager, but it was agreed to postpone any further action until the next meeting in July.

10. New Business:

a. 582 Windsor Square #202 – reimbursement request for legal fees:

The owner is seeking reimbursement for legal fees related to the ongoing issues with unit 102. Discussion ensued.

A motion prepared and made by Bill McGreal to deny the request; which was seconded by Sid Fiskin, was approved unanimously as follows:

Now comes the above listed party, the owner of 582 Windsor Square #202 and requests reimbursement for legal fees she incurred according to the invoice she submitted, for the time period 1-16-17 to 4-12-17. This item appears as 10b of the June 14, 2017 Board meeting. These expenses on a purported invoice do not list the name of a lawyer, address, etc. These expenses were alleged to be the result of a neighbor dispute with the downstairs resident in Unit 102. The prior Board under Walt Sanford spoke to Anchor Management regarding this issue. Mr. Sanford told me he believes that the issue was raised with our legal counsel who advised us we had no exposure in this matter. Mr. Phelps (Anchor Management) believes there was talk of involving legal counsel but it was never done. Both of these individuals representing the Board and our then management company saw this for what it was- a neighbor dispute. Allegations have flown back and forth and there is evidence that both parties may have violated the by-laws. This issue has been reviewed by the Collier County Sheriff's Office on numerous occasions without them taking action. Ms. Mullineaux has sought relief from a court of competent jurisdiction in an effort to restrain her neighbor. That petition for relief was denied from what I have been told. The Board has no record of ever being requested to pay for any of the legal maneuvers that were attempted and there is nothing that allows a resident to incur fees and then attempt to collect those costs from the Board without prior authorization.

For the above stated reason I move that the motion for re-imbusement be denied.

11. Adjourn Meeting:

- Tim Donnery made a motion to adjourn the meeting at 9:30 p.m.; which was seconded by Jim Yamartino, and passed unanimously.

Respectfully submitted by

Philippe Gabart
Property Manager, CAM.