

**Windsor Place Condominium Association, INC.**

*c/o Vesta Property Services  
12250 Tamiami Trail East., Suite 207  
Naples, Florida 34113  
\*Phone 239-747-7227 \*Fax 239-919-3178*

**October 9, 2019 @ 7:00 PM  
Berkshire Clubhouse  
495 Belville Blvd., Naples, FL 34104**

**Board Members Present:** Walter Sanford, Anneke Koop and Ray Sciog

**Conference:** Terrie Simone and Tim Donnery

**Management Company Present:**

Vesta, Denise Kosmala, CAM

## **Minutes**

**I. Establish a Quorum/Call to Order**

A quorum was established, and the meeting was called to order by Vice President Anneke Koop at 7:01 pm

**II. Proof of Notice**

Community Association Manager gave proof that the meeting notice was posted in accordance with Florida State Statutes and Association By-Laws.

**III. Approval of Previous Meeting Minutes**

**Motion:** Tim Donnery made a motion to approve the September 11, 2019 meeting minutes, Anneke Koop seconded. ***All in favor, motion approved.***

**IV. Board and Committee Reports**

**a. President's Report**

Nothing to report

**b. Vice President Report**

Nothing to report

**c. Committee Report**

**Leases and Sales –**

Sale approvals – 661-101 and 684-201

Lease approvals – 529-201 and 554-202

Rules and Regulations –

Walter Sandford is going to provide Denise Kosmala a list of current violations that require action.

**d. Treasurer's /Financial Report**

Nothing to report

**e. Manager's Report**

Denise Kosmala reported that two additional proposals are pending to remodel pool bathrooms. Denise Kosmala is working to get familiar with the property and addressing unfinished business.

**V. Old Business**

**Sealcoating:** Denise Kosmala presented the proposals submitted by Yvette Gurick, previous manager. **Motion:** A motion was made by Tim Donnery to accept Bain Sealcoating proposal for \$8,850 to include speed bumps and to be completed before mid-November, seconded by Ray Sciog. **All in favor, motion approved.**

**Vent repairs:** Walter Sandford stated that there were several vents not addressed during previous work. Walter Sandford will provide specifics and addresses to Denise Kosmala. Denise Kosmala will work to get this completed.

**VI. New Business**

a. Wind Mitigations – Denise Kosmala will request proposals to get wind mitigations done on the new roofs and submit to the Board for approval.

**VII. Next Meeting Date – November 13, 2019**

**VIII. Adjournment**

**Motion:** A motion was made by Walter Sandford to adjourn the meeting at 7:59pm, seconded by Anneke Koop. **All in favor, motion approved.**