

**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*

**December 11, 2019 @ 6:00 PM  
Berkshire Clubhouse  
495 Belville Blvd., Naples, FL 34104**

**Board Members Present:** Ray Sciog and Tim Donnery

**Conference:** Terrie Simone and Anneke Koop

**Absent:** Walter Sandford

**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 President Tim Donnery at 7:03 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**

Tabled pending review

**IV. Board and Committee Reports**

**a. President's Report**

Tim Donnery thanked everyone for the work they contributed to the improvements throughout the Community. Tim Donnery stated that he was previously opposed to placing a speedbump close to the entrance.

**b. Vice President Report**

Nothing to report

**V. Directors Report**

Nothing to report

**a. Committee Report**

**Leases and Sales –**

Sale approvals – Non to approve

Rules and Regulations –

No current violations

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

Terrie Simone reported that the Budget and financials are in order.

**Motion:** Terrie Simone made a motion to renew four CD's with TIAA for \$20,000 each at a rate of 2.05 percent for twelve months. Tim Donnery seconded. *All in favor, motion approved*

**c. Manager's Report**

Denise Kosmala reviewed items pertaining to the old business stated below.

**VI. Old Business**

**Bathroom Remodel:**

**Motion:** Tim Donnery made a motion to approve Allstate Contracting Group's proposal for \$6,180 plus including new handicap bars, Ray Sciog seconded. *All in favor, motion approved*

**Dryer Vent Cleaning:**

Denise Kosmala reported that the vent cleaning was completed but only seven of the owners on the list were done.

**Latite incomplete work follow-up:**

Denise Kosmala has been in contact with the company several times to arrange addressing any work that has not been completed and the issues with the exterior walls that have black marks on several buildings.

**Water Valve Covers:**

Denise Kosmala sent a request to Collier County Utilities on 11/18/2019 to request replacement of all broken water valve covers. It has not been completed.

**VII. New Business**

**a. Windsor Place Lake:**

Denise Kosmala will contact Berkshire Lakes Master Association to get confirmation that the Windsor Place Lake will be included in the plan to address lake issues.

**Alliance:**

Steve Berardi of Alliance spoke to the Board regarding the contract that Windsor has had with the company since 2013. To review what the company does in relation to delinquencies and the benefits to the association.

**Tim Donnery – Board Position:**

Tim Donnery announced that he will not be running for the Board for 2020. He will finish out his term for 2019.

**VIII. Next Meeting Date – January 8, 2020**

**IX. Adjournment**

**Motion:** A motion was made by Tim Donnery to adjourn the meeting at 8:00pm, seconded by Ray Sciog. *All in favor, motion approved.*