

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

July 8, 2020 @ 7:00 PM

Conference

Board Members Present: Ray Sciog, Walter Sandford, Jim Yamartino, Dominic Defilippo, and Sid Fisken

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 Walter Sandford at 7:00 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: Jim Yamartino made a motion to approve the June 10th, 2020 Meeting Minutes. Sid Fisken seconded. ***All in favor, motion approved***

IV. Board and Committee Reports

a. President's Report

Walter Sandford reported that Abby Air had to address an AC line for \$4600

b. Vice President Report

Sid Fisken talked about Gorman Alexander's health issues.

V. Directors Report

Jim Yamartino only wants to cover the items under new business.

VI. Committee Report

5-6 units are now for sale.

VII. Treasurer's /Financial Report

Walter Sanford reported \$181,000 in operating, \$300,000 in CD's, and \$420,000 in Reserves.

a. Manager's Report

Denise Kosmala

VIII. Old Business

a. Landscape Contract

Walter Sanford suggested setting a meeting with Stahlman to address the issues before changing companies.

b. Roof Repairs

Hagan Engineering and Latite are working on a remedy to fix the areas that are leaking.

IX. New Business

a. Pool Security

A security camera may be needed for the pool area.

b. Pool issues

There have been two incidents where there was human feces in the pool resulting in closures.

c. Fountain Repair

The fountain remains broken.

X. Next Meeting Date – August 12th, 2020

XI. Open Forum: None

XII. Adjournment

Motion: A motion was made by Ray Sciog to adjourn the meeting at 7:50pm, seconded by Jim Yamartino. ***All in favor, motion approved.***