

Cottages at Winding Creek Condominium Association, Inc.

Monday, May 20th 2013

6:00pm

Approved Minutes

St. Johns County Public Library

6670 US 1 South

St. Augustine, FL 32086

- **Call to Order:** Meeting called to order by Rick Gibson at 6:00pm
- **Roll call of Directors/Determination of a Quorum:** Rick Gibson, Gayle Cole, James Tygrest, Mary Ann Livermore, Carl Sticht, Nancy Wright and Darlene Bell.
 - **A Quorum is announced.**
- **Confirmation of Proper Meeting Notice:** Mr. Sheremeta confirmed notices with agenda were posted at both mailbox bulletin boards on 4/19/13
- **Approval of Minutes {April 22nd and March 25th 2013}** Maryanne Livermore moves to approve the minutes of April 22nd and March 25th 2013. Darlene Bell seconds the motion. Motion carries with a vote of 7 yes 0 no
- **Manager Report**
 - Front step painting has begun.
 - Landscaping interior beds delayed due to weather.
 - Pool Paver sealing. – Maryanne moves to have maintenance seal the pool pavers. Gayle Coyle seconds the motion. Motion carries with a vote of 7 yes 0 no.
- **Officer Reports**
- **Committee Reports**
 - **Social Committee-** Maryanne Livermore reports that 70 residents attended the recent social event. Maryanne Livermore moves to purchase two folding tables and 10 folding chairs for future events with a budget of \$300.00. Gayle Coyle seconds the motion. Motion carries with a vote of 7 yes 0 no.
 - **Landscape Committee-** Maryanne Livermore moves to allow owners in the bayberry and camellia models to install white or rust color landscape gravel. Nancy Wright Seconds the motion.
- **Unfinished Business**
 - **Pool Heater-** Maryanne Livermore motions to heat the pool. Motion is rescinded. Rick Gibson motions to send a new letter to residents to update owners on the facts of the pool heating costs and include the letter with the rules committee proposed amendment. Gayle Coyle seconds the motion. Motion carries with a vote of 7 yes 0 no.

- **Website-** Darlene Bell moves to approve the proposal from fluid performance in the amount of \$1,700 for a new website and to cancel the current website arrangement with at home net. Maryanne seconds the motion. Motion carries with a vote of 6 yes and Carl Sticht abstaining.
- **Benches and pond beautification-** Maryanne Livermore moves to install benches and landscaping around the pond. No Director seconds the motion. Discussion- Rick Gibson feels that benches would attract residents to come behind units and it would also pose a hazard with the slope of the pond banks. James Tygrest is worried that owners who have a pond view would be concerned about other residents coming behind their unit. Rick Gibson suggests that Maryanne Livermore creates a drawing and proposal. Gayle Coyle comments that she would not be in favor having a bench in her back yard. Benches are tabled until the next meeting.

- **New Business**
 - **Satellite dishes at 2301 and 1502-**
 - i. 2301 will have to remove their dish from the roof and install it on their lanai.
 - ii. 1502- Mr. Padgett requests to have legal fees waived on behalf of poor communication from Patriot Management services.
 - 1. Rick Gibson moves to reimburse Mr. Padgett for legal fees incurred as a result of poor direction from Patriot Management, the association previous management company. Carl Schit seconds the motion. Discussion- Gayle Coyle discusses that she also had a satellite dish and had to remove it when she received notification and feels that Mr. Padgett should have removed his dish upon the first notice from management. Mr. Padgett comments that he responded to the first notice and was told by Patriot Management to not take any action and wait until he receives a second letter. The second letter was to inform Mr. Padgett that he had incurred legal fees in excess of \$1495.59 The motion is seconded by Maryanne Livermore. The motion carries with a vote of 6 yes and Gayle Coyle voting no. Motion carries.

- **Adjourn-** With all business being conducted within the time allowed to occupy the meeting room, Rick Gibson calls the meeting to adjournment. The meeting adjourned at 7:37pm