

# **Cottages at Winding Creek Condominium Association, Inc.**

## **Board Meeting Minutes**

January 19<sup>th</sup> 2015

5:30 pm

At

The Riverview Club

790 Christina Drive

St. Augustine, FL 32086

- **Call to Order:** Meeting called to order by Rick Gibson at 5:35pm
- **Roll call of Directors/Determination of a Quorum:** Rick Gibson, Dickey Boyce, James Tygrest, Barbara Lipman and Gayle Coyle.
  - **A quorum is announced.**
- **Confirmation of Proper Meeting Notice:** Mr. Gibson confirmed notices with agenda were posted in accordance with the By Laws of the Association and Florida Statutes.
- **Owner Comments-** Owner in the audience brought up speeding issues. The board has a price to obtain speed bumps for \$2000.00 through its supply catalogue. Maintenance can install them. Barbara Lipman moves to approve the expenditure of \$2000.00 for speed bumps near the pool to protect the common elements and residents from speeding vehicles. James Tygrest seconds. Discussion- It was agreed that Rick Gibson and Dickey Boyce would meet with Maintenance to determine the exact location. Motion carries with all in favor.
- **Approval of Minutes {November 19<sup>th</sup> budget and organizational meeting}** Gayle Coyle moves to approve the minutes of 9-19- 2014. Barbara Lipman seconds. Motion carries with a vote of 5 yes 0 no
- **Manager Report**
  - Insurance renewal
    - a. After researching options in the local market the board has agreed to put their insurance needs with Thompson Baker Agency. Management has been instructed to mail an agent of record letter to the current broker.
  - Building 4 parking
    - a. The board will be investigating creating an additional parking area for building 4. Management has reached out to an engineer that specializes in commercial parking.
  - Annual Fire inspection
    - a. Scheduled for 2/10 and 2/11 at 9am. Notice will be posted at each door.
- **Officer Reports**
- **Committee Reports**

- **Unfinished Business**
  - Pool waterline tile repair- Management is waiting on Batts company to revise their proposal sent in early 2014 and to see if they can match the existing tile.
- **New Business**
  - Committee appointments
    - a. Painting Committee- Dickey Boyce will head the committee
    - b. Social/Event Committee- Rick Gibson will head the committee
    - c. Landscape Committee- It was determined that a landscape committee isn't needed because Lawn Salon is doing an outstanding job
    - d. Welcoming Committee- Barbara Lipman will head the committee.
  - Gutter additions to buildings
    - a. One bid has been obtained and the board will obtain two additional proposals to review in 45 days.
  - Pool Wi-Fi
    - a. Members in the audience were not in favor of pool wifi.
  - Traffic issues
    - a. Discussed under owner comments. Board agreed to install speed bumps.
- **Adjourn-** With all business being conducted within the time allowed to occupy the meeting room, The meeting adjourned at 6:50pm