

Cottages at Winding Creek Condominium Association, Inc.

Board Meeting Minutes

April 20th 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 5:40pm
- **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.
- **Approval of Minutes {January 19th 2015}** Gayle Coyle moves to approve the minutes of 1-19-2015. Barbara Lipman seconds. Motion carries with a vote of 5 yes 0 no
- **Owner Comments-**
 - Mr. Martini is concerned with the kids playing too loud at the pool. He suggests having a pool whistle to use to let the kids know they are being too loud.
 - Ms. Perez- Ms. Perez questioned if the property is FHA approved
 - Ms. Clarkson requests speed bumps be installed at the pine hollow and bay berry stop signs because cars are not stopping.
- **Manager Report**
 - ADA Marker Pad installation
 - Gutter modifications
 - Safety fence installed at creek
 - Pest control conducted in fire rooms
 - New assistant for Ken
 - Pressure washing pool house
 - Repainting safety markers on streets
- **Officer Reports**
- **Committee Reports**
 - **Paint Committee-** Dickie Boyce moves to approve the painting RFP and to change the painting order from 3 buildings a year to 10 buildings a year. Discussion- Gayle Coyle comments the association would expend 50% of its held reserves. Due to the decrease in monthly assessments in 2007 the reserves are behind in funding according to the reserve study. Gayle would like to see 10 buildings painted each year however does not feel the budget can support the expenditure. Rick suggests getting prices on both 3 buildings and 10 buildings in one year. There was not a second to the motion, motion does not carry.

Rick Gibson moves to obtain proposals on both 3 buildings and 10 buildings. The motion is seconded by James Tygrest and carries with all in favor.

- **Unfinished Business**

- Pool waterline tile repair
 - a. Mr. Boyce moves to have maintenance caulk the cracked tile and revisit the repair in the fall when the pool is not being used. Barbara Lipman seconds the motion which carries with all in favor.
- Gutter additions to buildings
 - a. Rick Gibson moves to award the rest of the buildings to St. Augustine Aluminum at \$890 per building. Gayle Coyle seconds the motion which carries with all in favor.

- **New Business**

- Retention drain issues
 - a. Gayle Coyle moves to award the proposal to the lowest bidder. Barbara Lipman seconds the proposal. Dickie Boyce requests a third bid. All in favor, James Tygrest. Rick Gibson recuses himself due to having a financial interest in the work. Dickie Boyce votes no. Motion carries with a vote of 3 yes 1 opposed.
- Building Painting/Painting RFP
 - a. Covered under painting committee report.
- Landscape improvement by pond and pool
 - a. Dickie Boyce presents a plan to landscape the lake bank with flowing trees. Barbara Lipman comments that the proposal should be tabled.
- Towing- Michelle Haines from the McCabe Law firm discusses towing
 - a. Ms. Haines recommends reasonable rules and regulations are created to present the towing rules in the community. Rick Gibson moves to have the McCabe law firm draft a proposed rule concerning the towing policy. Gayle Coyle seconds the motion which carries with all in favor.
- Annual flower rotation

- **Adjourn-** With all business being conducted within the time allowed to occupy the meeting room, The meeting adjourned at 7:35pm