

Cottages at Winding Creek Condominium Association, Inc.

Board Meeting Minutes

January 25th 2016

9:30am

Onsite at the community pool

- **Call to Order:** Meeting called to order by Rick Gibson at 9:36am
- **Roll call of Directors/Determination of a Quorum:** Rick Gibson, Tom Angle, John Battistini, Gayle Coyle and James Tygrest

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** {11/19/15 Budget and Organizational meetings} Gayle Coyle moves to approve the minutes of 11/19/15 Budget and Organizational meetings. James Tygrest seconds. Motion carries with a vote of 5 yes 0 no
- **Guest Speaker-** Jim Batts owner of the Batts Company to talk about the pool repairs.
- **Owner Comments**
- **Manager Report**
 - Pool repairs- Discussed by guest speaker Jim Batts.
- **Officer Reports**
 - **President-** Rick Gibson commented that Comcast will be entering into an agreement with the association for easement access in the amount of \$175 per unit and the 2016 insurance renewal had a \$10,000.00 savings.
- **Committee Reports**
 - **Social Committee**
 - a. Rick Gibson moves to appoint Nancy Wright as the social committee chair and members Gayle Coyle, Margaret Tygrest, Barbara Lipman, Pat Smartwood, Karyl Sellinger, Terry Dith Theodore, Deborah Klein, Sylvia Martini, Linda Shelden, Kathy Fausner and Carol Everitt. James Tygrest seconds the motion which carries with all in favor.
- **Unfinished Business**
 - Maintenance Job Description
 - a. As requested by a resident at the annual meeting a job description for Maintenance was put together.
 - Gutter Down Spout Project Completion
 - a. February 1st 2nd and 3rd the project will be completed.

- Pool repairs
 - a. Gayle Coyle moves to obtain repairs to repair the pool coping and replace the pool finish and investigate upgrading the lighting for night time swimming. James Tygrest seconds the motion which carries with all in favor.
- **New Business**
 - Entry Bulletin Board
 - a. Rick Gibson moves to install movable lettering for meeting notices and when not in use for decorations. Gayle Coyle seconds the motion which carries with James Tygrest and John Battistini in favor and Tom Angle opposed.
 - b. Tom Angle questioned why the resident who previously decorated could not continue decorating it. Gayle Coyle commented that the expense of decorations cost the association \$800 in one year. John Battistini asked if the decorations could be reused. Rick Gibson said it could.
 - c. Rick Gibson commented that Nancy Wright will email manager with names of those residents who will decorate the board.
 - 2016 painting schedule
 - a. Rick Gibson moves to obtain prices for buildings 10, 11, 12, 13 and 14. John Battistini seconds the motion which carries with all in favor. The board also asked for future pricing of 5 buildings in 2017.
 - Landscaping – Rock project, cleaning out vegetation behind buildings
 - a. Rick Gibson moves to approve installing rock in the skinny landscape beds in front of all buildings to save money on mulch and protect the buildings from moisture. Tom Angle seconds the motion which carries with all in favor.
 - b. Two bids were obtained for the work, one from Lionheart landscape and one from Lawn Salon. Gayle Coyle recommends to not install mulch in 2016 to help offset the cost of the rock. The board is in agreement. Rick Gibson moves to accept the proposal from Lionheart landscape to rock the buildings. Gayle Coyle seconds the motion which carries with all in favor.
- **Adjourn-** With all business being conducted the meeting adjourned at 10:48am