

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

## **Board Meeting Minutes**

8/1/17

10:00am

Onsite at the community pool

- **Call to Order:** Meeting called to order by John Battistini at 9:33am
- **Roll call of Directors/Determination of a Quorum:** John Battistini, Gayle Coyle, Rigis Zeist, Lawrence Swartwood and Rick Gibson

### **A quorum is announced.**

Representing Sovereign and Jacobs- Steven Sheremeta

Representing the McCabe Lawfirm- Alex Amador association counsel

- **Confirmation of Proper Meeting Notice:** Notice was provided in accordance with the By Laws of the Association and Florida Statutes.
- **Approval of Minutes {5/17/17}** Gayle Coyle moves to approve the minutes of 5/17/17. John Battistini seconds the motion. Motion carries with a vote of 5 yes 0 no
- **Manager Report**
  - Draft budget- The board will try to keep the assessment at \$200 a month
  - Underground gutter cleaning- John Battastini moves to approve the proposal from St. Augustine Plumbing in the amount of \$400 per building or \$9,200.00 for 23 buildings. The amount will come from operating. Gayle Coyle seconds the motion which carries with all in favor and Rick Gibson recusing himself from voting as he had disclosed that he has a financial gain on the proposal.
- **Officer Reports**
  - **President-** No Report
- **Committee Reports**
  - **Flower Committee-** Gayle Coyle gave the report
  - **Paint Committee-** Tom Angle commented that the last five buildings are in need of painting. John Battastini commented that AA construction would paint the remaining of the buildings in the schedule for the same price as the 2017 contract. Rick Gibson seconded the motion which carried with all in favor,
- **Unfinished Business**
  - **Resident items in common areas-** The motion made at the May meeting to have the property manager send a notice regarding not planting in the common areas beds in the front of the buildings was postponed due to not having a plan to landscape these areas. John Battastini moved to uphold the motion made at the last meeting and have a mailing sent to all owners to remove their items from the common areas in the front of the buildings. Rigis Zeist seconded the motion which carried with all in favor.

- **New Business**
  - **Holiday Decoration policy-** Gayle Coyle moved to approve the holiday decoration proposal (attached to these minutes) as written. John Battistini seconded the motion which carried with all in favor.
  - **Landscape contract renewal dates-** Gayle Coyle moves to change the dates of the landscape contract to October 17 to October 18. The motion did not carry.
  - **Christmas decoration volunteer-** Kay and Tom Angle and Debra Gibson will form the committee to decorate the entryway and mailbox areas for Christmas.
  
- **Adjourn-** With all business being conducted the meeting adjourned at 11:47 am

## **Flags and Flagpoles**

Each Owner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, September 11 and Veterans Day, portable, removable official flags, not larger than 4½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard in a respectful manner. All flags must be maintained in good condition. Lighting is required for nighttime display of the American Flag. No invasive method such as hammering, drilling, or affixing by nails, screws, or hooks thereby making an alteration to the exterior surface of the common elements is allowed. Owners may place an adhesive hook, adhesive bracket, or any other non-invasive material to the exterior of the front door and/or front door frame for the purpose of flying the allowed flags described above. In the event the Owner damages the exterior of the front door, front door frame, or any other exterior surface of the Unit, the Owner will be responsible for the cost of repair and replacement of all damaged materials.

## **Holiday Decorations**

Holiday decorations for all federal holiday and Halloween are permitted provided they are in good taste and are displayed only during holiday periods. No invasive method such as hammering, drilling, or affixing by nails, screws, or hooks thereby making an alteration to the exterior surface of the common elements is allowed. No decorations are allowed in trees or shrubs. Laser light displays are allowed if approved by the Board of Directors prior to installation. Fireworks and projectiles used as noise-makers or to illuminate the sky or nearby areas may not be stored, lighted exploded or launched in or from any Unit, the Common Elements, or Limited Common Elements.

For the purpose of these rules, the Christmas or Hanukkah holiday decoration period is from Thanksgiving through January 5. All other holiday periods when temporary decorations may be displayed are one (1) week prior to the holiday to which the decorations are related until one (1) day after said holiday.

Owner accepts complete responsibility including insurance claims for any falls or injuries sustained as a result of the Owners' installation of any holiday decorations, including, but not limited to, anyone tripping over any items placed by the Owner on the Limited Common Elements or Common Elements.

Adopted August 1<sup>st</sup> 2017