

Cottages at Winding Creek Condominium Association, Inc.

Board Meeting Minutes

10-26-17

10:00am

Onsite at the community pool

- **Call to Order:** Meeting called to order by John Battistini at 10:00am
- **Roll call of Directors/Determination of a Quorum:** John Battistini, Gayle Coyle, Rigis Zeist, Rick Gibson and by telephone
 - **A quorum is announced.**
 - Representing Sovereign and Jacobs- Steven Sheremeta
 - Representing Lawn Salon- Eric Tamms
- **Confirmation of Proper Meeting Notice:** Notice was provided in accordance with the By Laws of the Association and Florida Statutes.
- **Approval of Minutes {8/1/17}** Rick Gibson moves to approve the minutes of 8/1/17. Gayle Coyle seconds the motion. Motion carries with a vote of 5 yes 0 no
- **Manager Report**
 - **Painting**
 - **Gutter cleaning**
- **Officer Reports**
 - **President-** No Report
- **Committee Reports**
 - **Flower Committee-** Gayle Coyle announced that the flower committee will be renamed the landscape committee.
 - **Paint Committee-**
- **Unfinished Business**
- **New Business**
 - 2018 Budget and contracts
 - a. John Battistini moved to approve the 2018 budget. Gayle Coyle seconded the motion which carried with all in favor.
 - Pressure washing
 - Review and/or approval of Lawn Salon contract for 2018 for mowing and sprinkler inspection
 - a. Gayle Coyle moved to approve the 2018 lawn salon contract. John Battistini seconded the motion which carried with all in favor.
 - b. John Battistini moved to negate the contract previously approved. Gayle Coyle seconded the motion which carried with all in favor.
 - c. John Battistini moved to approve the contract with granular fertilizer included in the contract. Gayle Coyle seconded the motion which carried with all in favor.
 - d. John Battistini moved to remove the viburnums around the ac units at building 200. Rick Gibson seconded the motion which carried with all in favor.
 - Review and/or approval of Smith Bros bid for lawn spraying

- a. Rick Gibson moved to accept smith brothers proposal in the amount of \$16,500.00 for lawn spraying services. John Battistini seconded the motion which carried with all in favor.
- Review and/or approval of Lawn Salon bid for 2018 for granular lawn fertilization
- Review and/or approval of Lawn Salon 2017 bid for 12 buildings of 2 beds each of shillings shrubs (redesign) . Buildings 300, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200 and 2300 this year. 13 buildings next year in 2018
 - a. Rick Gibson moved to include a memo in the second mailing of the annual meeting to have a poll to select which plant design to pick. John Battistini seconded the motion which carried with all in favor.
 - b. Rick Gibson moved to approve both design proposals but carry forward with the one selected by the membership. If there is a tie the board will break it. Gayle Coyle seconded the motion which carried with all in favor.
- Review and/or approval of Lawn Salon bid for 2018 for planting jasmine and 1 bag pine bark nuggets per 86 trees in back and side of complex. \$5,000 for jasmine and \$925 for pine bark nuggets. Complete list of trees placement upon request
 - a. Gayle Coyle moved to approve the contract to install jasmine around the trees behind all buildings. The cost is \$6,360.00 and will be paid from operating. John Battistini seconded the motion which carried with all in favor.
- Request for lowering sprinklers from front gate to flag (Jordan)
- Palm tree replacement at Magnolia Crossing and Bayberry Circle - Lawn Salon. Request Lawn Salon brace palm tree in front of #807.
- Request to Lawn Salon to advise Sprinkler man to reduce bills (500% mark up on hardware).
- Communication issue
 - a. Rigis Zeist moved to improve on communications with the community. Rick Gibson seconded the motion which carried with all in favor.
- Dog on leash #702
 - a. Mr. Jim Trivit addressed the board regarding his sons dog being chained up outside and requested an accommodation for three weeks until his son can remove the dog from the community. Mr. Trivit agreed to pay for the damages to the landscape.
 - b. Rick Gibson moved to accept Mr. Trivits response and allow a window to keep the dog three more weeks. Gayle Coyle seconded the motion which carried with all in favor.
- Artificial Christmas tree
 - a. Rick Gibson moved to consider an artificial Christmas tree for the entry. Rigis Zeist seconded the motion- Discussion The artificial Christmas tree has too many unknown issues. The motion didn't carry.
 - b. Rick Gibson moved to buy a real Christmas tree. John Battistini second the motion which carried with all in favor.
- **Adjourn-** With all business being conducted the meeting adjourned at 11:25 am