

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

April 26<sup>th</sup> 2018

At

Onsite at the community pool

- **Call to Order:** Meeting called to order by Robert Orsino
- **Roll call of Directors/Determination of a Quorum:** Tom Angle, Robert Orsino, Lawrence Swartwood, Alan Rakitin and John Battistini
  - **A quorum is announced.**
- **Confirmation of Proper Meeting Notice:** notice was provided in accordance with the By Laws of the Association and Florida Statutes.
- **Approval of meeting minutes (February 5<sup>th</sup> 2018)** Robert Orsino moved to approve the minutes of February 5<sup>th</sup> 2018. John Battistini seconded the motion which carried with all in favor.
- **Committee Reports**
- **Managers report**
  - Painting progress- completed all buildings
  - Water main repairs at 2002- completed
  - Landscape repairs- all 46 beds in front of buildings repaired. Owners cannot plant or modify these areas
  - Roof repairs- Chuck Mchone with A-Z roofing presented recent roof damage findings on the 2000 building.
    - i. John Battistini moved to approve A-Z proposals 3057,3062,3058,3059, 3060, 3061 for repairs to the lower roofs of the 2200 building in the amount of \$7,925.00. The expense will come from reserves. Tom Angle seconded the motion with carried with all in favor. -
- **Unfinished Business**
  - Water pressure in units
  - Heating community pool
    - i. Robert Orsino moved to form an adhoc committee to research heating the pool. Lawrence Swartwood will head the committee. John Battistini seconded the motion which carried with all in favor.
- **New Business**
  - Owners potted plants at entry- Tom Angle moved to table the discussion and uphold the existing rules. Lawrence Swartwood seconded the motion which carried with all in favor.
  - Hummingbird feeders and Sheppard's hooks

- i. Alan Rakitin moved to allow Sheppard's hooks in the back of buildings only to hold a humming bird feeder which will also be allowed in the common property.
  - Landscape on us1
  - Light pole on us1 and rohers road- researching responsibility
  - Tree removal at the south end of 1300 building- Lawrence Swartwood moved to have the association's tree company tree guys to look at the removal of the oak tree that is upheaving the fpl box at the south end of 1300 building and provide a recommendation to remove. A not to exceed budget of \$1000.00 is approved to complete the job. Tom Angle seconded the motion which carried with all in favor.
  - Landscape Contract- a proposal will be obtained for community landscape.
- 
- **Adjourn-** With all business being conducted within the time allowed to occupy the meeting room, The meeting adjourned at 10:30am