

Minutes of Winds of Paradise Board Meeting held 6/21/18

Location: Winds of Paradise Clubhouse

Time: 6:00pm

Board Members Present: Lou Murren, Carlos Alvarez, Jennifer Gates and Peggy Penridge

Lou Murren called the meeting to order at 6:05 pm

Motion to waive the reading of the minutes from 5/31/18 was made and seconded. And the minutes were accepted as stated.

REPORTS OF PROGRESS:

- Lou Murren and Carlos Alvarez revised roofing contract per roofers and Lou will submit.
- Carlos Alvarez will serve as inspector during project.
- Discussions followed about roofing project, timelines, painting, etc.
- Questions about individual units came up from homeowners and were discussed.
- Discussions followed about unit owners needing to do repairs and follow-up of those items.

TASKS:

Items for Peggy Penridge to address with OPM

1. Have OPM contact homeowner with rotting back deck/porch to have removed prior to roof project.
2. OPM follow up to get sign removed from behind front hedges.
3. Find out if Paylease is up and running for July payments to be made.
4. Peggy Penridge will get Termite Bond information to Toni Hill.

Items for Lou Murren:

1. Get keys to front landscape light box to Josh to repair lights.
2. Submit revised roofing contract to Tech Systems
3. Carlos Alvarez and Lou Murren will provide OPM with a count of units needing conduit changed out to electric meters and those needing chimney caps.

Items for Jennifer Gates:

1. Contact OPM about providing her a monthly QB back-up.

Other Business:

- Jennifer Gates led a discussion of financial updates: no significant news.
- A discussion followed about continuing to work off of 2017 budget for 2018 per OPM's direction.
- A motion was made by Lou Murren to continue to use 2017 budget and was seconded by Jennifer Gates and all were in favor. The motion was passed.
- A discussion followed about reserve accounts, upcoming reserve projects, etc.

Lou Murren made a motion to adjourn the meeting. Peggy Penridge seconded the motion and all were in favor. The meeting was adjourned at 7:29pm.