Minutes of Winds of Paradise Board Meeting held 11/20/18

Location: Winds of Paradise Clubhouse

Time: Meeting began at 6:01 pm

Board Members Present: Lou Murren, Lynn Matsey, Jennifer Gates, and Peggy Penridge.
Property Manager Present: Cheryl Hall

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Lou Murren called the meeting to order at 6:01 pm

Lynn **MOVED** to approve the minutes from 11/1/18 and **SECONDED** by Peggy, all in favor, **MOTION** passed. The minutes were accepted as stated.

Lou Murren then asked for the Officers Progress reports.

ROOF PROJECT UPDATE:

Discussion ensued regarding the status of the roof. Tech Systems ran out of tile because it was measured using a smaller building for a larger building's size. Tile should arrive next week. Once tile arrives, the pool will need to be closed again. Currently, there is $226,140 in operating with $124,000 due for roof expenses, which leaves $102,000 remaining. However, there is still an additional $42,000 left in roof expenses. Peggy requested OPM contact John Abel for invoices and gather all receipts for submittal to the insurance company for the additional $98K disbursement.

NEW BUSINESS:

2019 Budget: Peggy stated the association currently does not carry flood insurance and is waiting on a quote from Ranew to submit to the BOD for their decision on whether to carry flood insurance. This would be an additional expense to the 2019 budget.

Further discussion ensued regarding line items for the 2019 budget and the following changes are requested:

1. The BOD would like a Bad Debt line added for two owners in the amount of $626.00/month.
2. Change annual amount for Legal Fees to $12,000.
3. Change annual amount for General Repairs & Maintenance to $12,000.
4. Change annual amount for Irrigation Repairs to $1,000.
5. Flood insurance costs may be added to the 2019 budget.

Peggy **MOVED** to adjourn at **7:11**, **SECONDED** by Lou, Meeting adjourned.