

## pegMinutes of Winds of Paradise Board Meeting held 8/1/19

**Location:** Winds of Paradise Clubhouse

**Time:** Meeting began at 6:00pm

**Board Members Present:** Lynn Matsey, Carlos Alvarez, Jennifer Gates and Peggy Penridge.

**Property Manager Present:** None

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**ARC meeting** prior to Board Meeting – 6:00 – 6:03 PM - ARC Committee: The ARC committee consists of Carlos Alvarez (chair), Lynn Matsey and Lou Murren.

Windows for Lou Murren – approved

Screen enclosures for back patios for Patapow – approved

Peggy Penridge called the meeting to order at 6:03 pm.

Carlos **MOVED** to approve the minutes from 6/27/19 and **SECONDED** by Lynn, all in favor, **MOTION** passed. The minutes were accepted as stated.

**INSURANCE:** Barry Ranew reviewed renewal options for property insurance. New insurance company was presented – Frontline. Lynn **MOVED** to approve the change to Frontline, Jennifer **SECONDED** it. **MOTION** passed.

Property appraisal for insurance in progress. This will give us info on our values and whether or not we have sufficient insurance coverage.

**FINANCIALS:** Jennifer – status quo

### **TASK LIST UPDATE:**

Tasks completed since last meeting:

Stucco repair to be submitted to insurance by this week

Clubhouse locks changed

“No Solicitation” sign installed at front entrance

Pool Shower leak repaired

Cover for new sprinkler pump installed

Pool pump covers repaired

New tasks for August:

Sign new insurance policy - Peggy

Pool light – replace if not operating

Rain Gauge – Top Notch/Lynn

Cleaning company – no need to clean sliding doors after cleaning pool area - Peggy

Security chain on back door of clubhouse

Notification for painting new balcony bannisters/railings to homeowner

Move tiles from closet?

Research options for motion detector or security camera at clubhouse

Sprinkler timers – check times in various zones – Peggy

**Landscaping/Irrigation:** Zones in the back need to be checked for timing. No plans for updates until weather is cooler.

**OPM Contract:** Renewal contract. Board discussion on whether to stay with OPM. Peggy has spoken to two other property managers to know options. Carlos **MOVED** to notify OPM that we will agree to renew with no changes other than litigation fee and legal verbiage that is approved by our attorney, otherwise we will choose a new property management company. Lynn **SECONDED** it. **MOTION** passed.

**Legal Update :** Frank will review all contract renewals,

Peggy **MOVED** to adjourn at 7:05 p.m., **SECONDED** by Lynn, Meeting adjourned.