

Windsor Trace Condominium Association, Inc.
Minutes of Annual Board Meeting
December 16th, 2018; 6:30 PM

The annual meeting of the Windsor Trace Condominium Association, Inc. was held on Sunday, December 16th, 2018 at the home of Webster and Angela Andrews, 1298 Myrtle View Drive, Tallahassee, Florida.

Members present: Callie DeHaven, Eric Willyoung, John and Leslie Baker, Diane and Greg Smith, Beth Davidson, Gus and Barbara Ray, Angela and Webster Andrews, Taylor and Kylee Hodges.

ANNUAL MEETING

The meeting was called to order at 6:44 PM. The proof of notice affidavit was provided and acknowledged.

ELECTION OF DIRECTORS

A motion was made from the floor to elect Kylee Hodges, Callie DeHaven and retain John Baker and Webster Andrews for the Windsor Trace board. The motion was seconded and it was approved unanimously.

A motion was made from the floor to accept the minutes as printed. The Board approved and it was unanimously passed. The annual meeting closed at 6:51 PM.

BOARD MEETING

The board meeting was called to order at 6:52 PM. Beth stated that there are 3 gum trees growing up in the oak in front of her home. She would like an arborist to come out and assess and possibly remove them. Mgmt. will have an arborist take a look and submit the results to the Board for review and approval. It was brought up that the homeowners are not happy with the service provided by John Hurst Lawn Care. It was mentioned that Hurst Lawn Care is not cleaning the old pine straw out of the beds before laying new pine straw. They would like to have this resolved. Mgmt. will give John Hurst until the end of the year to produce the soil sample results. If he cannot provide the results by December 31st, a motion was made for Greg Smith to obtain the soil samples and send them off to the University of Florida Extension Office for testing. Webster seconded and it was approved unanimously. Webster explained that three RFPs were sent out for lawn care at Windsor Trace. All of which came back roughly \$10,000 higher than what we are paying with John Hurst Lawn Care. This will increase the dues amounts.

Webster made a motion to move \$2000 to a savings account specifically for future road funding and a portion of the dues prepayment of \$4935 to a separate savings account. It was seconded and approved unanimously.

Angie recommended that we do something different with regards to Christmas decor next year. They do not like the garland that was hung. Greg Smith suggested installing a light at the entrance in the island or at the mailboxes due to it being very dark at night. Mgmt. will look into the cost of this.

It was discussed to look into the bulk rate of backflow inspection pricing. John Baker suggested calling Tall Timbers for a quote.

Webster Andrews made a motion to approve the 2019 Budget as it stands with the idea that it may change with lawncare updates. It was seconded and approved unanimously.

OLD BUSINESS

Webster discussed the ongoing parking issues the community is having due to limited spaces. Prior to this meeting, a mailing went out with a map to show assigned parking spots, noting one space per address. One car space per renter/one space per house. A motion was made from the floor for management to resend a letter to the homeowners regarding parking and including a highlighted map.

NEW BUSINESS

A motion from the floor was made for Greg Smith to reach out to his contact at Comcast to look into the installation of Comcast throughout the neighborhood. Webster seconded and it was approved unanimously.

ADJOURNED

With no further business to discuss, a motion was made to adjourn the meeting at 8:34 PM. It was seconded and approved unanimously.