

Annual Update
Trade Winds West Condominium
February 6, 2021

Welcome new members:

Charles and Robyn Murphy unit 5

Dennis Card unit 2

Edgar Guerra Jr. unit 9

Two units are currently for sale: units 10 and 16

There were numerous unexpected repairs in 2020:

1. Roof damage due to a severe windstorm
2. Dock electrical repair
3. Dock water leak
4. Unit 11 water line leak in floor

Spalling repair to the front stairwell was scheduled and completed.

- An amendment was passed increasing the board members to five instead of three.
- Website for the association was established – www.tradewindswestcondominium.com
- Landscaper was changed and a lot of dead trees and shrubs were removed.
- Foreclosure on unit 9 was resolved and association collected past due assessments, monthly fees, interest, late fees and attorney fees.
- Due to the increase to the insurance premiums, the monthly dues were increased to \$533. This was the first increase in over 15 years.