

Trade Winds West Condominium Association

Board of Directors Meeting

July 10, 2022

12:00 noon

Meeting was called to order by Peggy Bronn at 12:06pm

A quorum was established. Board members on phone: Peggy Bronn, Ken Wright, Ernie Crucet, Robyn Murphy and Robert Steelberg.

Unit owners present: Michael Mirando, Unit 10

Motion made by Ken to approve previous board meeting, seconded by Peggy. All in favor

Ernie's Resignation per email letter June 3, 2022

- Peggy accepted resignation effective August 1, 2022, seconded by Bob, all in favor.
- Ernie was thanked for his valuable contribution to the board. He has volunteered to continue to administer the website for Trade Winds.

Appointment of New Board Member

- Peggy nominated Mike Mirando as board member to fill Ernie's seat effective August 1, 2022, to February 2023. Seconded by Robyn, all in favor.

Line of Credit

- Ken commented that it is important for it to be for a specific project and not a general open line.
- Bob was concerned with having a line of credit/loan.
- A motion was made by Peggy and seconded by Ken to apply for line of credit. The purpose of the loan request is for possible overruns of the recertification work. Any use of the funds will require Board approval. All were in favor.
- Peggy and Ken to come up with a sum to specify for the line. Peggy has authority as president to sign for the loan and Peggy and Ken have authority to request an advance.

Miscellaneous

Dolores has water damage on her bathroom ceiling. Waiting on investigation into source.

Installation of Dan's window on the canal side is delayed because the header above it is cracked. This is part of the recertification work identified on site plans.

Updates

- 2 units have not paid in full
- All the funds are expected to be in within the 3 weeks.
- Permits

- Rainbow applied
- Superior applied
- Design Center Pending notarization to apply for permit
- Electric updates still pending for some units; however, owners will be finalizing permits and documents required and providing that to the Board.
- Lawn Maintenance contractor quit with no notice. Board is looking into a new lawn maintenance company. Temporary lawn guys are keeping it up for the time being.
- Need support for Bob as Peggy's plans to arrive have been delayed.

Peggy made motion to adjourn, seconded by Ken, all in favor. Meeting adjourned at 12:52 pm