

Trade Winds West Condominium Association

Board of Directors Meeting

August 7, 2022

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

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

Motion made by Ken to accept previous board meeting minutes, seconded by Peggy. All in favor.
Motion passed

Motion made by Peggy to nominate Mike Mirando as secretary of the board, seconded Robyn. All in favor. Motion passed.

Discussion:

Unit 2 is 38 days delinquent for special assessment. Article 9 of Trade Winds by-laws allows the Association to take action when an assessment or other owed sums are not paid within 30 days of the due date. The board agreed that a 'Notice of Late Assessment' be sent to the owner (by first class US mail) giving the owner 30 days to pay in full (see Florida Condominium Act (718.121(5)). No late charge or interest will be assessed at this time. Failure to pay within the 30 days will be followed by a notice of intent to record a claim of lien.

Updates

Line of Credit with Centennial Bank was turned down. The board agreed that Peggy should reach out to First Horizon about the possibility of a line of credit with them.

BGProperties has accepted a 6-month trial period as Trade Winds' landscaping contractor.

Peggy made motion to adjourn, seconded by Ken, all in favor. Meeting adjourned at 12:40 pm

Submitted by Peggy Bronn, acting as secretary