

Trade Winds West Condominium Association
Board of Directors Meeting
October 2, 2022

Meeting was called to order by Peggy Bronn at 12.00 pm.

A quorum was established. All board members were present. No owners called in.

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

Report on hurricane Ian

Bob gave a report on Trade Winds post Ian. There was thankfully no damage, but the pool pump house was flooded possibly requiring a new pump.

The hurricane did raise some issues that we discussed. One is that there is no plan for either preparation or recovery. We thank everyone who helped take in chairs, umbrellas, etc., but we are dependent on volunteers from those few people who reside at Trade Winds full time, including renters. There is currently no plan that coordinates this. Further, had the hurricane hit, there is no list of who to call, who does what, etc. in the event of damage to the property.

Therefore, Mike suggested that we have a Trade Winds Hurricane Action Plan. Everyone agreed to begin working on that.

Tasks and Prioritization

The board voted to prioritize the following tasks:

1. Pool pump, possibly costing \$700-\$1100. Our pool company, Spas, is working with the repair contractor to see about moving the pool equipment temporarily to the pool deck already now in preparation for the pump house being filled in. No action taken.

2. Plumbing work in unit 3 -- \$4,000-\$4,500. We are waiting on a second estimate.

3. A new dock post and repair of a second post -- \$200-\$300.

Peggy made motion to approve funding for new dock post and repairing old, Bob seconded, motion passed.

4. Repair or purchase a new washing machine. Repair -- ca \$600; new ca\$1500. No action taken.

Recertification

As of October 2, the City had not responded to emails on status updates for our permits for nearly 3 weeks. After sending a letter to the city manager, they finally answered us on Monday stating that a permit needs to be paid for by one contractor and a Notice of Commencement for one contractor needs to be submitted to get their permit. Hopefully, we will see some forward movement soon. It is quite frustrating as we get conflicting information -- we are told by the heads of the department to go to a permit portal to find information, but we are also told by workers in the department that we have no access to that portal.

Financial status

All special assessments have been paid so the repair work is now fully funded. Our operating cash flow is running above budgeted for the year but will be impacted by the additional repairs and maintenance. All up-to-date financial information, board minutes and other documents can be found on the password protected area of our [website](#).

Peggy moved to adjourn the meeting, Bob seconded, motion passed. The meeting was adjourned at 12.37.