

Tradewinds West Condominium Association

Annual Meeting

February 5, 2022

10:00 a.m.

Held in person on the property and via conference line

Owners in attendance: Peggy Bronn (8), Robyn Murphy (5), Robert Steelberg (6), Michael Mirando (10), Dan Johnson (11), Dolores Larsen (15), Rob Boyd (16)

Owners via conference call: Ernie Crucet (13), Ken Wright (4), Marlene Skrabalak (5), Frank Griffiths (1)

Proxies submitted: Charles Murphy

Meeting called to order at 10:05 and quorum was established.

Minutes from the December 15, 2021 meeting were previously emailed for review. Motion to approve by Ernie, seconded by Robert Steelberg.

Peggy Bronn read the Board report from 2021 (see attached) which included reports of officers/committees/unfinished business and new business.

Vote was taken and proxies were counted to waive or fund statutory reserves: 7 votes to waive statutory reserves, 3 votes to fund statutory reserves. Statutory reserves will be waived for 2022.

Peggy Bronn reported the following:

That the board has okayed a process to ensure that rules and regulations are more consistent, particularly regarding landscaping around first floor porches. The board will be working on this in 2022.

The recertification inspection report arrived Friday, February 4, outlining the structural work required to be recertified as well as roofing repair. (See attached.)

That Trade Winds has been over-insured for wind insurance due to a software glitch in new programming used by the appraiser. It is not certain, but Trade Winds may qualify for a refund and should be getting a lower-than-budgeted price for wind insurance for 2022-2023.

As there were only two candidates for the two open board positions, Peggy Bronn and Bob Steelberg will continue on the board for a two-year period.

Meeting was adjourned at 10:47 a.m.

Minutes were submitted by Ernie Crucet in attendance via phone

*Ernesto Crucet*

Ernesto Crucet

Trade Winds Condominium Secretary