

Tradewinds West Condominium Association

Board of Directors Meeting

March 31, 2022

6:00 p.m.

Meeting was called to order by Peggy Bronn at 6:05 pm.

Board members present Peggy Bronn, Robert Steelberg, Robyn Murphy, Ken Wright and Ernie Cruet.

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

- Progress of recertification work, including:
 - Latest from engineer
 - Pending information on cost
 - On schedule – Plans by end of April
 - 5 Contractors to be contacted for RFP – Beginning of May
 - Possible start day for end of May
 - Possible permits pulled by end of June
- Status of roof certification
 - City approved to use All Keys Area Roofing or Rainbow Roofing
 - All Keys can do it in the next two weeks for \$850
 - Motion made by Peggy to move ahead with certification of roof with All Keys, Seconded by Robyn, all in favor.
- Status of Electrician
 - Two bids from:
 - Superior, max \$3k, to do associations responsibility, emergency lighting, meter room, Pool Equipment room
 - For pool electrical we only want Electricians to assess electrical condition running to the pool house
 - Second Bid pending from Bill Kelly
 - Superior wants to do one interior unit to determine cost for all other units, at owner's expense.
- Discussion of logistics of onsite coordination.
 - Bob will coordinate with engineer, inspector, contractors and assist unit owners with interior electrical requirements.
- Discussion of quote from 3rd Generation for videoing plumbing. To be carried out during or after repairs.
 - \$1200 for video and \$200 per toilet they have to remove
- Request to MHD Pressure Cleaning for pricing for 2x per year washing of building exterior, including windows, doors and walkways. If contracted, to commence after completion of repairs.
- Trade Winds membership in HOAleader.com
- Assessment payment options to minimize hardship on the association but considerate of owners

- Short term loan for 3 years, give owners a bit longer to pay it off.
- Home Equity may be an option due to property values having increased.
- Consensus reached to start paperwork with bank with no commitment for the short term loan.
- Bob suggested for agreement to be drafted to include temporary use of slips for individuals that do not have reserved space. Peggy will draft and supply to the board for approval.

Meeting adjourned at 7:10pm

Ernesto Crucet

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Trade Winds Condominium Secretary