

Trade Winds West Condominium Association
Board of Directors Meeting
23 April 2022
12.00 noon

Meeting was called to order by Peggy Bronn at 12:09.

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

Motion was made by Peggy Bronn to accept the minutes from the March 31, 2022, board meeting, seconded by Ken Wright, all in favor.

Progress of recertification work.

- a) Peggy reported that Campbell Engineering has completed the site plan for the spalling work but did not include the demolition of the pump house and description of new slab. Peggy is contacting Spas Inc. to find out the size of concrete pad needed for the pool equipment and will pass this on to Campbell. Hopefully the revised plans can be ready by April 29 and Trade Winds can start sending out requests for proposals to contractors.
- b) The roof inspection report from Keys All Area Roofing (KAAR) and response from Rainbow Roofing, who is responsible for current roof was discussed. KAAR recommended 7 areas that need repair, Rainbow's opinion is that only 3 areas need attention. Peggy made a motion to accept KAAR's recommendation for repairs, seconded by Ken, all in favor. Peggy will send letters to both KAAR and Rainbow requesting bids for carrying out the work.
- c) Bids for the electrical work from Kelly & Son and Superior Electric were presented. Peggy made a motion to accept the bid from Superior, seconded by Robyn, all in favor. Peggy will write a letter to Superior advising them of the decision and providing a tentative start date of six weeks.

No further business was discussed, and the meeting was adjourned at 1:19 p.m.
(Meeting minutes submitted by board in absence of Secretary)

Ernesto Crucet

Ernesto Crucet
Trade Winds Condominium Secretary