Minutes
Trade Winds West Annual Meeting
February 4, 2023

Meeting was called to order at 10.00 a.m.

A quorum was established.

Meeting in person: Peggy Bronn, Rob Boyd, Bob Steelberg, Dan Johnson, and Robyn Murphy
On phone: Mike Mirando and Ken Wright
Proxies were sent for the following: Marlene Skrabalak, Ken Wright, Mike Mirando, Ernie Crucet, Lorilee Crisp and Dolores Larson

The outstanding minutes from January 13, 2023, were accepted.

Three positions on the board were vacant, and there were three candidates (Mike, Ken, and Rob); therefore, no vote was necessary.

The vote to partially fund the reserves passed with 11 votes. 4 owners did not vote and 1 vote was invalid. Therefore, effective March 1, 2023, the monthly assessments will increase to $700 per month. The $1600 per month generated through this increase will be deposited into our reserve funds and will only be used for items identified in the reserve schedule.

A discussion ensued on ideas for generating income for Trade Winds, including increasing dockage fees. These items will be taken up at later board meetings.

Please welcome new owners in unit 1, Edilio Mederos and Mercy Bodarky.

The meeting was adjourned at 10.45 a.m.

Attached: annual report

2022 Annual Report
Trade Winds West Condominium
Marathon, Florida

This represents is a report of the activities of the board of directors at Trade Winds West and any other items of interest impacting Trade Winds West during the year 2022.

The board for 2022 is represented by Peggy Bronn, president (unit 8); Ken Wright, treasurer (unit 4); Mike Mirando, secretary (unit10), chosen to fill position vacated by Ernie Crucet (unit 13), who resigned on August 1, due to heavy school and workload; Bob Steelberg (unit 6); and Robyn Murphy (unit 5).

The board met 13 times in 2022, most often by phone/conference call. Despite time and geographical differences, there were no problems with scheduling or communication. Very few owners participated in the meetings.

The most pressing item for 2022 was the recertification process that required extensive repairs to the building. This was mandated by city of Marathon Ordinance. The total cost of the project came to $107,010 or $6688 per unit. The board voted to pay this through a special assessment. All units paid in full.

Trade Winds received their report from Cueto Engineers in February, but the work did not start until October/November. The work comprised concrete work, including removing the pool pump house and replacing it with a slab; electrical check of all units and the main electrical supply; and work on the roof. Part of the delay in work is due to Trade Winds having to follow Florida statutes regarding the bid process for work over a certain amount and to statutes governing notification and voting on special assessments. Once the contractors were selected there were delays with permits. The following were chosen based on bids to carry out the work: Campbell Engineering was chosen. Design Center, Superior Electric and Rainbow Roofing.

Trade Winds' financial position was strengthened in 2022 due to the increase in monthly assessments to $600 and an insurance refund from 2021. There were some extraordinary expenses such as engineering fees, wind mitigation report, insurance appraisals, at least two units had significant plumbing issues, and we had repairs to a washing machine. Insurance continues to be our biggest expense at nearly 75% of the budget. Owners using the new payment system at Centennial bank was a big success as all owners are 100% on time with their monthly assessments.

There were no hurricanes in 2022 but there were several large storms including impact from hurricane Ian. There are currently no routines in place for hurricane/storm preparation on site. This is problematic as during hurricane season absentee owners are dependent on full-time residents to do all the work in preparing for a storm. The board is putting together guidelines for owners on what to do to prepare their own personal property and to help prepare Trade Winds property.

A big thank you to all owners who volunteered their time, effort and sometimes money to work on projects around Trade Winds. The most significant one being the purchase and addition of decorative rocks around the west side of the building. We also thank Bob Steelberg for his onsite work during the repairs on the building, the weather situations throughout the year and the small jobs he carries out, including keeping much of our greenery green.

There were no units sold in the year 2022, but two units went on the market in late 2022, numbers 1 and 2. Both have found buyers.