

Trade Winds West Board Meeting Minutes
March 21, 2023
10.00 a.m.

Place: Call in only
Call in: (605) 313-5799
Code: 4635737#

Agenda

Meeting was called to order at 10.02.

A quorum was established. Present on the phone: Ken, Mike, Rob, and Peggy. Not attending Bob.

Rob motioned to accept the outstanding minutes, seconded by Mike. All approved.

Mike made a motion to approval Pipe Restoration Solutions, Inc, seconded by Ken. All agreed. Peggy will get in touch with the contact Jerry to begin the work of performing camera and trace work of main drainage line and laterals to provide a cleaning and CIPP lining bid -- \$2900 (to be deducted from repair bill if firm selected to carry it out)

Mike made a motion to fund the \$2900 from the operating budget, Ken seconded. All agreed.

Updates on:

- Dock assessment and repair plan: Steve Weaver has been contacted to submit a proposal to patch and paint the dock.
- Resolution of unit with rental on vrbo: The unit was made aware that Trade Winds allows only 2 rentals per calendar year for a minimum of 30 days, and that the lease and renters must be approved by the board. Further only 2 persons are allowed per bedroom. They currently have one rental planned, and a second one advertised, for which they have amended the conditions.
- Reserve study: it has been submitted to the board, which will consider it as part of strategic planning for 2023-2024
- Amendments to SB 4-D: SB 154 amends SB 4-D so that condominiums like Trade Winds, which are under three stories in height, are exempt from mandatory full funding of reserves. They may choose to waive or partially fund reserves if a majority of unit owners agree. The bill could come into law by June 2023.
- Miscellaneous
 - It was mentioned that the yard needs cutting, Peggy will contact the landscaper
 - It was mentioned that dogs are still using the grassy area, Peggy will order signs urging people to not allow their dogs to relieve themselves on condo property
 - It was mentioned that the pool is having to be filled regularly, Peggy will contact the pool people to check on the overflow thing

Peggy made a motion to adjourn the meeting, seconded by Ken. The meeting was adjourned at 11.10.