

TRADEWINDS WEST CONDOMINIUM ASSOCIATION

Board of Directors Meeting
12.00 noon, Sunday, April 30, 2023

Agenda

Meeting was called to order at noon.

Establishment of quorum. Bob, Peggy, Ken, Mike, Rob. Owners on the phone: Mercy Bodarky and Eddy Mederos.

Approval of outstanding minutes.

Discussion on report of camera and trace work for main sewer pipes and plumbing stacks.

Approval of payment method for \$9030 plus approximately \$750 for dry wall to cover emergency repairs to two stacks in units 1 and 2 and 9 and 10.

Consensus was to check out benefit of using 3rd Generation's services or line of credit to pay off before collecting via Special Assessment. A meeting was set for May 15, noon to vote on special assessment.

Approval of plan, timing, and payment for further repair of at-risk stacks and discussion of necessity of getting bids.

Consensus to look at the report from PRS one more time to assess what stacks need addressing the most and when. A meeting is scheduled for Sunday, May 7, 3.00 p.m. to revisit this subject.

Approval of plan, timing, and payment for CIPP lining. (\$44,000)

Consensus to ask PRS if they could fix the crack at base of bathroom stack for number 3 and at what cost versus what 3rd Generation would charge. Peggy will gather information on which to plan on when to do the work and how. If PRS can do it cheaper then bring them in sooner.

Updates on:

Dock assessment and repair plan: On hold for time being.

Wind insurance price: preliminary increase of \$3381 over budget, agent checking into it.

Miscellaneous:

Again, dogs defecating in the common area and not picked up.

Pool filler working well.

Permit refund from City of Marathon, approximately \$1500

Discussion of water costs for laundry, no conclusion

The permit for Design Center is still not closed by the City, delaying finalization of our recertification

Meeting was adjourned at 1:17 p.m.