

TRADE WINDS WEST CONDOMINIUM ASSOCIATION

Minutes Board of Directors' Meeting

11.00 a.m., Saturday, October 19, 2024

Agenda

Call to order: 11.00 a.m.

Establishing a quorum: in attendance Peggy, Mike, Ken, Rob, John

The minutes from the September 3 meeting were accepted with no objections

1. An overview of the sewer project. The remaining work is primarily the walkway. It needs to be restored to its original condition and painted. We are working on this with the contractor.
2. Code complaint. Trade Winds reported a unit for unpermitted work, and the case is now being handled by the City of Marathon Building Department. We expect a satisfactory resolution.
3. We need a new electronic voting firm. The firm Trade Winds previously used is no longer in business, and we are searching for a new, reasonably priced solution. This needs to be in place for our next election.
4. Annual meeting. This will be on Saturday, February 1, at 10.00 a.m. in person and conference call. The first notice of the meeting will go out in late November/early December. Three board positions are open.
5. Document amendments. The state of Florida is mandating that our governing documents include a hurricane preparation section. We hope to have this prepared for voting for the annual meeting.
6. 2025 budgeting. Budget due January 2025.
7. The pool cover will be replaced.
8. The board approved a new renter for unit 14.
9. One unit is currently more than 30 days in arrears on their monthly assessment. They have been sent a notice of late assessment.
10. High storm winds tore out the gutters' three downspouts along the back walkway. The entire length of the gutter was replaced, and one downspout was anchored at the end of the building. Additionally, a gutter system was added to the roof area over units 11/12 to alleviate rainwater gushing down onto the walkway. See photos.

Open Q&A – no owners attended the meeting.

Adjourned: 11.49 a.m.