

TRADEWINDS WEST CONDOMINIUM ASSOCIATION

Notice of Board of Directors Meeting
10.00 a.m., Saturday, March 9, 2024

Agenda

Meeting was called to order at 10.00 a.m. A quorum was established. Board members in attendance on the phone: Peggy, Ken, Rob, John and Mike. Owners on phone: Marilyn (unit 13), Marlene (unit 3), Mercy and Eddie (unit 1).

Outstanding minutes approved unanimously.

Selection of contractor for replacement of main sewer line:

John made a motion to accept the proposals from 3rd Generation and ICB Corp. in the amount of \$282,947.49, a reduction from the original proposal of \$298,680.49. The motion was seconded by Mike and the motion was unanimously approved.

Special assessment amount and timeline.

Peggy made a motion to set the special assessment at \$17,684 per unit, seconded by Ken. Peggy made the motion that the special assessment be paid by June 1, 2024, seconded by Rob. Both motions were unanimously approved.

The proposals do not cover costs such as permits, inspections or contingency funds. These will be deducted from funds already collected for sewer repairs located in the reserve funds. Remaining funds will be applied to outstanding plumbing repairs such as the bathroom and kitchen stacks.

First floor owners were encouraged to check their homeowner's insurance policy to see if it might cover any of their costs resulting from the sewer collapse.

Adjournment at 10.33.