

Trade Winds West Condominium

Minutes Board Meeting

Friday, December 19, 2025, 10:00 a.m.

Location: Poolside, 5301 Ocean Terrace (inclement weather unit 8)

Call in: (605) 313-5799

Code: 4635737#

Agenda:

The meeting was called to order at 10.00 a.m.

A quorum was established. From the board: Peggy, Ken, Rob, Mike. Not attending: John. Owner, Bob Steelberg on phone.

Outstanding minutes were approved unanimously.

1. Open Q&A for owners, one comment from Bob that we cannot block off the opening of the side canal. All agreed. The fence is at the street level of the canal.
2. The discussion on the budget consisted of listing increases in flood and wind insurance, the lack of income from Unit 3, which is in probate with no indication of when it will be resolved. Peggy agreed to create three scenarios for consideration to be voted on with voting taking place no later than two weeks before the annual meeting in February.
3. Update on various projects
 - a. Roof leak, unit 8 – fixed.
 - b. Replacement of plumbing stack, unit 8 – done.
 - c. Roof leak from plumbing stack, unit 12 – fixed the day it was reported.
 - d. Insulation – one part over Unit 8 needs to be completed.
 - e. Bathroom fans ventilation – this is put on hold until we have a better indication of our financial position
 - f. Diverse – the board voted unanimously to allocate \$1600 for washing, black topping, and painting the parking lot and concrete parking stops. To be scheduled for the end of January.
4. Unit 3's probate case is still pending. Trade Winds' lawyers are following up on our legal position.
5. Thank you to Dan for purchasing a barrier for the end of the canal to prevent boaters from using the property to dock boats.

The meeting was adjourned at 10.40.