

Board Meeting Trade Winds West Condominium

Minutes

Wednesday, March 12, 2025, 10:00 a.m.

Place: Poolside or Unit 8 (depending on weather)

Agenda:

Call to order. The meeting was called to order at 10.20.

Establishment of a quorum. All board members were in attendance: Peggy, John, Mike, Rob, Ken

Outstanding minutes were unanimously approved.

The lawyer's recommendation regarding the recreational lease was considered, and the board agreed unanimously to follow the advice of no further action at this time, but to place the yearly amount due for the lease into a holding account. See below.

Following legal consultation, the Board of Directors has reviewed the status of the recreational lease. Based on the advice received and to ensure prudent financial management, the Board has elected to set aside a reserve amount in a holding account as a precautionary measure. This action does not constitute an acknowledgment of any legal obligation, nor does it confirm the validity of any past-due amounts.

The Board remains dedicated to acting in the best interests of the association and will continue to monitor the situation, seeking legal counsel as needed. Any future decisions on this matter will be made with careful consideration and in accordance with applicable laws and governing documents.

Truly Nolan's proposal to do a preventative termite treatment for approximately \$7,000 was unanimously rejected because there is no termite activity. The board also unanimously agreed to yearly inspections.

Follow up on items from the February 22 meeting.

1. Anyone not in compliance with the housekeeping letter of March 6 will receive a letter requesting compliance within 30 days or face penalties.

The meeting was adjourned at 11.15.