

Trade Winds West Condominium

Minutes -- Board Meeting

Saturday, June 14, 2025, 10:00 a.m.

Agenda:

Call to order at 10.05.

Establishment of a quorum – Board members Peggy, Ken, Bob, and Rob, absent Mike. Owners: Alexandra Mirabel, unit 13.

Approval of outstanding minutes. Minutes of the previous meeting were unanimously accepted.

1. Open discussion for owners.
 - a. Alexandra brought up the deterioration of the door sill under her slider. John will look at it, and we will determine whose responsibility it is. If Trade Winds, we will have someone fix it.
 - b. Alexandra also inquired into changing the governing documents to allow more animals. It was explained that she would need to get support from others and then petition the board for an amendment.
2. Update on the required 4-hour board course
 - a. All board members have completed the required four-hour course for board members.
3. Report on insurance rates for 2025-2026
 - a. The insurance rates were lower than budgeted.
4. Discussion on amendment to Declaration of Condominium, Article 5, Maintenance, alteration, and improvement to meet New Florida Condo Hurricane-Preparation Laws (Statute § 718.113)
Hurricane Protections – Condominiums. The amendment will take effect immediately upon approval by the owners.
 - a. The board discussed the amendment and requested further clarification on section b. It was determined that only the requirement for shutters to be white would remain, and the requirement for approved concealed tracks would be eliminated. There was a discussion on what is considered 'current' Florida Building Code as it pertains to impact glass windows and doors. It was agreed that Peggy would contact the city and TW's insurance agent for clarification.
 - b. Ken moved that TW's lawyer sign off on the final amendment before sending it to the owners for voting. John seconded the motion, and all agreed.

Miscellaneous and follow-up on items from the March 12 meeting.

The will for Unit 3 is still in probate, and no assessments can be paid until that process is complete. It is still not clear who will be the owner of the unit.

Unit 12 responded to their letter and is following through.

The grass around the pool needs work, and Peggy is in contact with our landscaper.

Adjournment at 11.07 a.m.