

Minutes Trade Winds West Condominium

Board Meeting

Saturday, February 22, 10:00 a.m.

Agenda:

Call to order at 10.00 a.m.

Establishment of a quorum. Present from the board: Ken, Rob, Peggy, John. Owners on phone: Alex (13), Brian (5)

Approval of outstanding minutes. Outstanding minutes were unanimously approved.

Planning items:

- Update on dock and walkway – work is finished, but two small areas still need painting.
- Feedback from wind and flood appraisals: The required 3-year appraisal and wind mitigation inspection were completed. The new appraisal lowered flood insurance costs and a \$4400 credit to the 2025-2026 wind insurance premium.
- Feedback from termite inspection – no active termite activity, but Truly Nolan will return with a prevention plan.

Action items

- Board assignments – discussed spreading the board's work, which will continue.
- Site upkeep work in 2025 – The main items discussed were outstanding work, such as bathroom and kitchen stacks, and pool maintenance. Agreed to get an estimate for pool maintenance (coping and pool surface) for planning purposes only now. We will create a strategy for replacing stacks based on timing and urgency. Agreed on no projects that demand special assessments.

Quarterly meeting dates—The calendar for owner Q&A quarterly meetings will be created. At least one meeting will be open to input for updating governing documents.

Board member mandatory certification deadlines – John completed; Peggy June; Ken, Mike, Rob April

Hurricane preparedness amendment to documents: Peggy will draft the text for the owners to vote on amending the governing documents to include hurricane preparedness.

Status of lease—Ken moved to contact a local real estate lawyer to clarify our situation with the lease for the recreational area, seconded by John. All agreed. No other action is to be taken at this time.

Owner responsibilities—TW agreed to send a letter to owners reminding them of their responsibilities regarding the exterior of their units and how TW can help them if they are unable to maintain their property themselves.

Q&A with owners – none.

Nuisance complaint (closed part of the meeting) – the owner was presented with a letter outlining the complaint and possible outcomes. The complaint was resolved to the satisfaction of all parties.

Adjournment at 11.00 a.m.