

Windance Property Owners Association

Monthly Meeting Minutes

November 10, 2020

Location: Windance Country Club

The Board of Directors for the Windance Property Owners Association held the monthly meeting Tuesday, November 10, 2020 at the Windance Country Club. The following board members were present during the meeting: Mark Kettner, Rory Nelson, Al Hopkins, Mike Styron, Letch Kline, Frank Faust and Mike Warstler. Not Present: Brian Zastrow and Tommie Yanik.

Call to Order:

The meeting was called to order by Board President, Mark Kettner at 630 p.m. After the meeting was called to order, there was time for open discussion and the reading of the previous month's minutes. Letch Kline made a motion to approve the minutes with a second by Rory Nelson. This motion passed unanimously.

Treasury Report:

Al Hopkins produced a treasury report explaining any additions or subtractions from the account. The previous reconciled balance was \$7,318.77. A total of three checks were written totaling \$1,041.17 one deposit of \$805.00 leaving an available balance of \$7,082.60. Al Hopkins made a motion for approval of checks with a second by Mark Kettner. This motion passed unanimously.

Lake Report:

Nothing new to report.

Architecture Report:

Mike Styron gave the architecture report with a few proposed homeowner property modifications. Adam Gibbons at 20102 Balata drive proposed a six foot privacy fence 20 feet from wetlands and 20 feet from easement. Owner must maintain all property including that outside his fence. Rory Nelson made a motion to pass under that stipulation with a second by Mike Warstler. The motion passed unanimously. Joely White on Eagle Cove proposed a plan to repaint his home an off white color. Mike Warstler made a motion to approve with a second by Rory Nelson. The motion passed unanimously.

Covenants Report:

Tommie Yanik provided updates to the covenants report. 19618 Champion Cir will not remove the window A/C unit. Al Hopkins made a motion to send the matter to our lawyer with a second by Mark Kettner. The motion passed unanimously.

A few neighbors have mentioned unauthorized signs in yards. Frank Faust said he would visit the homes of those who have signs to let them know the covenants.

Beautification Report:

Letch Kline requested up to \$300 for Christmas decorations at the front entrance. Al Hopkins made a motion to approve with a second by Mark Kettner. The motion passed unanimously.

Social Committee:

Nothing new to report on the social committee.

Old Business:

Nothing to report on old business.

New Business:

With damage to the front entrance, many items need attention

The hurricane left downed magnolia trees on the right side. The needed to be propped up. Mark Kettner got several quotes and motioned for \$1600 to stand the trees back up and secure them. Mike Warstler seconded the motion and the board approved unanimously.

There are several damaged fence sections that also need to be addressed. AL Hopkins made a motion to repair one section of the fence that can be salvaged and replace the other. Frank Faust seconded the motion and the motion passed unanimously.

There is also damage to the Windance marker on the right side leaving. Daniel Rae will look at it.

There were several street signs leaning over. Mark Kettner was able to straighten most out but one still needed to be fixed. Frank Faust fixed that one with the help of the neighbors.

Other: There is a Sago Palm that needs trimmed at a cost of \$40. Letch Kline made a motion to approve with a second by Mike Warstler. The motion passed unanimously.

Upcoming elections:

There are two vacancies on the board this year: Mike Styron and Brian Zastrow.

The board will solicit neighbors who want to be on the board.

Annual meeting: Due to Covid, Mike Warstler made a motion to not have an annual meeting with a second by Rory Nelson. The motion passed unanimously.

Meeting Adjourned:

Al Hopkins made a motion to adjourn the meeting with a second by Mike Warstler. The motion passed unanimously.

Respectfully Submitted,
Michael Warstler, Secretary