

WINDSOR ISLAND RESORT, HOA

BOARD OF DIRECTOR MEETING MINUTES

Date: May 30, 2024

Time: 1:00PM

Place: Virtual meeting via Zoom

CALL TO ORDER:

The meeting was called to order at 1:01 pm by David Williamson, President of Board of Directors.

CERTIFY QUORUM: Called by Chairperson, Catrina Smith- Property Manager

BOARD MEMBERS PRESENT:

David Williamson – Board President

Derrick Diazoni– Vice President

Kay Dean – Board Secretary/ Treasurer

PRESENT VIA ZOOM CALL REPRESENTING CASTLE GROUP:

Brian Quillen- Regional Director

Orlando Franco – General Manager, LCAM

Catrina Smith –Property Manager, LCAM

PROOF OF NOTICE OF MEETING:

The notice and agenda of the meeting was sent out with 48-hour notice.

APPROVAL OF MEETING MINUTES:

A) David made a motion to approve 4/26/2024 meeting minutes and Derrick seconded. Motion carried.

B) David made a motion to approve 5/23/2024 meeting minutes and Derrick seconded. Motion carried.

NEW BUSINESS:

A) Approval of new Trash company

- i. David made a motion to approve *Nando's* trash as the new trash company at the rate of \$35 per home, Derrick seconded. Motion was approved. David spoke about the process of transitioning to *Nando's Pro services*. A 10-day notice is to be presented to PPS due to unsatisfactory performance. This will prompt *Nando's* to be on standby if PPS defaults within that timeframe.

B) SymLiv or Proptia Proposal

- i. The board reviewed the breakdown of *SymLiv* and *Proptia* before making their selection. David made a motion to approve *Proptia's* platform for gate operations. Derrick seconded. Motion carried.

C) Insite Monthly agreement approval

- i. David made a motion to approve *Insight Technologies* Maintenance agreement for \$2,822 Monthly. Derrick seconded. Motion carried.

D) Pool fencing height extension

- i. The matter was tabled, awaiting more information from the attorney's office.

E) Approval of covenant enforcement resolution & policy

- i. The Board reviewed the policy. David made a motion to approve the policy, Derrick seconded the motion. Motion carried.

F) Approval of My Green Condo for E-voting services

- i. The matter was tabled, the board will be participating in a final demo of services before making their decision.

G) Split Units for both exterior bathrooms

- i. Orlando spoke to proposals he obtained for the mini splits for the exterior pool/bar bathrooms for vendor *Commercial HVAC*. David made a motion to approve commercial HVAC Company up to the amount of but to not exceed \$2,295.00.

H) ADA Access control for clubhouse

- i. Matter was tabled.

I) 27 Gate Sign

- i. The board revised the language on the sign. David made a motion to approve new signs, Derrick seconded. Motion carried.


J) Enclosure for Sundry

- i. Orlando obtained a proposal from RL James that was approved for installation \$32,686.00. David made a motion to approve. Derrick seconded. Motion carried.

ADJOURNMENT: With no further business to address the meeting was called at 3:43pm. The Townhall meeting followed.

Approved

Digitized by:



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Windsor Island Resort, HOA