**Windward Cove Master Homeowner’s Association**

**HOA Board Meeting**

**Date, Time, and Location:** 12 May 2021, 3504 Fishermans Court, Pensacola FL

**Meeting Called to Order by:** President Jason Ward at 6:10PM

**Attendance:** Whole Board Present

**Business Discussed:**

**AGENDA AND OLD BUSINESS**

* Gary Hack: Managed the transition to Etheridge Property Management
	+ Finally have Jason Ward listed as a signer, Tiffany is still as well, we will roll her off the list when Andy or Michelle are added.
	+ Etheridge handled all of the financials today to Gary
	+ Dues still have a lot outstanding: Some have to do with the 2 payment option for the special assessment.
	+ Lots that are delinquent on their dues cannot use HOA owned areas (pool etc)
	+ Some of the numbers are not adding up in the latest balance sheet. We are going to go back to Etheridge to ask the question. It says 55K is outstanding in dues (not right) and only 28K for the special assessment.
* Weekend clean up day plan, Meet at Pool Parking Lot 15 May 0900
	+ Debris removal by the dock debris in the pool.
	+ Low tide is about 0700 in the morning so some people will come up
	+ Pond grates need cleaning
	+ 1X6 down under the roll
* Due to some complications, the dock repairs went about 3500 dollars over budget. Given the costs of materials, that is acceptable overage.
* Due to the overage, we may have to delay Street cleaning and pressure washing to wait for the budget to come in.
* Scott Bond has the cameras and they are paid for, he will be setting them up soon. DVR has a loop system, We will set up an access list for the system, and will only be accessed in instances where an event happens.
* Scott Daoust is the BOA president, he was in attendance. All of the dock triangles but 2 were built.
* Pool umbrellas will be looked at. And picked up soon.
* RE-post from last meeting. Vinny has retired as landscape committee chairman. We are looking for a volunteer to take his position. Tiffany Clark is handling the job until such time.
* Unsupervised guests: We have the same people coming in to the neighborhood that live on Serratine. We will have to formally “trespass” them. We need to formally tell them they are trespassing with a deputy present.
* ARC
	+ Several plans are approved
	+ L14 tight lot left
* Enforcement and violations concerns: some minor parking issues
* IMPORTANT: New CC&R must be approved this year

NEW BUSINESS

* Pool parties are, of course fine, just clean up and please let neighbors know, but follow occupancy and food rules.
* Need 3 Stop signs and 1 do not enter, will pick them up from ACE
* **Meeting Adjourned at:** 7:10 PM
* **Minutes Compiled By:** Andrew Bellina HOA Secretary.