**Windward Cove Master Homeowner’s Association**

**HOA Board Meeting**

**Date, Time, and Location:** 16 June 2021, 3504 Fishermans Court, Pensacola FL

**Meeting Called to Order by:** President Jason Ward at 6:05PM

**Attendance: Michelle unavailable due to circumstances**

**Business Discussed:**

**AGENDA AND OLD BUSINESS**

* Property management company updated dues and financials. Several people have paid off and we have estoppels coming in. A few large delinquents, we are running those down..
* Cameras and solar panels for lights on the dock are installed at the pool and parcel C
* Weekend clean up day was a huge success.
  + Debris removal by the dock debris in the pool pool, shoreline,
  + Stumps are gone now
* Trying to get a brush hog to clean out the wetlands again (veiw shed)
* IMPORTANT: New CC&R must be approved this year
  + Otherwise they are locked in for another 10 years
  + Some things don’t apply because it was when the neighborhood was getting built.
    - ARC has too much power (should be limits)
    - ARC should be subordinate to the HOA to align with FL laws
  + We need 90% signatures approving of members in good standing.
  + Consider a track changes document to RFC on the website
* Drew Kilgen has taken over the job of landscaper oversight
  + What is the cost of the pine straw?
* Get a parking lot dirt blower to clean out the entrance to remove dirt and rocks by the entrance
* ARC Update:
  + Notice on FB placed for all the new people to remind the people to go through the ARC for construction projects
* Enforcement: NSTR

NEW BUSINESS

* Facebook Page needs to be moderated if it is going to partially represent the board.
  + We also have the web page for announcements
  + Brittany volunteered to help with procurement of FB page
* The burn 55.25 acres are up for burn but weather conditions have been not good.
* **Meeting Adjourned at:** 7:06 PM
* **Minutes Compiled By:** Andrew Bellina HOA Secretary.