

## **SOUTHWIND HOA**

### **Board Meeting Notes**

**May 6, 2017**

Joe Palko called the meeting to order at 8:09 a.m. on Saturday, May 6, 2017 at the Southwind Rec. Center. In attendance were Board members Joe Palko, Jane Clark Ann Miller and Jim Best. Association management Rinaldo Acri, Carol Sosko and Maggie Hinzy were also present.

#### **Minutes Approved**

Jane moved that the minutes from the December 3, 2016 be approved. Jim seconded. The minutes were unanimously approved as written.

#### **Pool Discussion**

It has been the policy to close the Southwind pool the day after the annual meeting in September. At the annual meeting in 2016 it was voted to hold the annual meeting in October. The annual meeting this year will be held on October 7, 2017. Greg is looking into whether the hot tub can be kept open separate from the pool and the Board plans to keep the pool open until October 8, weather permitting, and if possible the hot tub open until the end of October.

#### **AED Purchase**

A discussion was held on an AED (Automated External Defibrillator) device being purchased for the Rec. Center. Management to look into the various devices, training, etc.

#### **Delinquent Accounts**

234 Southwind Drive has been making monthly payments and the unit is still several months in arrears.

#### **Financials**

With most of the invoices received snow removal remains under budget. The reason for this is that we had a very mild winter. The outside auditors have advised us that we cannot show a separate line item for future snow removal on the financial statements. A side calculation will be kept by management accounting department. Rinaldo to talk with the auditors about the undepreciated equipment amount on the financials to see if it can be removed.

#### **Reserve Purchases**

The board reviewed proposals on a new upright bike for the cardio area of the gym. One will be purchased along with a recumbent bike and/or elliptical replaced. A spinner bike was discussed but was rejected by the Board. Management to obtain bids and proposals and present it to the Recreation Committee.

The Board also discussed redesigning the gym area to support additional equipment. This is up for discussion only and will depend on the space available and the cost.

Board members continue to get complaints on the condition of driveways throughout the community. There will be a driveway inspection at the time of driveway sealing. Any homeowner requiring driveway repairs or replacement will be notified. If possible a bulk price will be obtained.

#### **ACC Committee**

A homeowner has asked if pavers can be used instead of an asphalt or cement driveway. Due to weather conditions at Southwind asphalt is recommended. If a homeowner wishes to install pavers an ACC request form must be submitted to the management office for the committee consideration. John Koury is working on community standards for the installation of driveways other than asphalt or cement.

#### **Potholes**

Several potholes have been noted on Southwind Drive. Due to the ongoing construction at Southwind potholes will be filled with cold patch this year.

#### **Exterior Townhouse Maintenance**

Seven Springs is continuing to do repair/replacement work on townhouses. Homeowners are advised to keep their homes in good condition – both back and front. A flyer on this has been emailed to all homeowners. It is important that all homeowners upkeep their property to community standards.

Jim moved for adjournment. Joe seconded.

Meeting Adjourned at 10.03 a.m.

Next meeting to be announced.

After the meeting Joe asked if any members would like to join him and Jane on a walk through the community to look at landscaping.