

SOUTHWIND HOA
Board Meeting Notes
NOVEMBER 15, 2014

Joe Palko called the meeting to order at 8:04 a.m. on Saturday, November 15, 2014 at the Southwind Rec. Center. In attendance were Board members Joe Palko, and Jane Clark. John Chamberlain attended by phone. Association managers Rinaldo Acri, Carol Sosko and Maggie Hinzy were also present. Homeowner, Robert Wood, was in attendance to observe the meeting.

Minutes Approved

John moved that the minutes from the October 4, 2014 meeting be approved. Joe seconded and it was unanimously approved..

Delinquent Account

There is one homeowner who is seriously delinquent in dues payment. The offer from the homeowner on a payment schedule was unanimously rejected by the Board. John Chamberlain made a motion that the homeowner pay 50% of the past due amount by December 1, 2014; that there be no reduction in the late fee charged and that current monthly payments begin to be made. Upon payment of the 50% the common area privileges will be restored. The homeowner would then make two quarterly payments on the balance of the past due. On second by Joe Paoko the motion was unanimously approved.

Insurance

Rinaldo presented the cost of increasing the D&O insurance for the officers and directors. After discussion on the various limits presented Jane made a motion to purchase a limit of \$50million as a yearly cost of \$2,200. John seconded the motion and it was unanimously approved.

Landscaping

N.J. Newman was the only contractor that submitted a bid for the 2015 landscaping at Southwind. Carol then presented a multi-year bid from Newman for years 2016 and 2017. John pointed out that the Board is not certain what belongs to the common land in Phase IV. John moved that the Board accept N.J. Newman as the contractor for a multi-year contract and based on the common grounds to be transitioned at the end of this year that the exact figures may need to be adjusted up or down depending on the area to be included in the contract. Joe seconded and it was unanimously approved.

Financial Statements

Jane asked that inactive accounts such as the asset and depreciation accounts be removed from future financial statements. The removal of these accounts will have no effect on the financial statements but is just a matter of streamlining the accounts.

Transition Committee

Bob Wood requested that he be on the Transition Committee with Curtis Kossman, John Chamberlain and Jim Best. Bob then gave a short bio of his background and reason for wanting to be on this committee.

Common Area

John gave a recap of the meeting between the resort representatives, John, Joe and Rinaldo and attorneys for both sides this past week. Survey maps of the common area to be transitioned were discussed along with document preparation, insurance requirements and the obligation to pay transfer taxes.

John moved that the meeting be adjourned; Second by Joe, unanimously carried.

Meeting adjourned at 9:16 a.m.