

**AGENDA**  
**Month of June 2018**  
**7/19/18**  
**Wind Tree Owners Association**

**1. Financials**

- a. **June 2018** Operating Account
  - i. Total Income: \$12,439.73 (\$1069.33 special assessment)
  - ii. Total Expense: \$ 5,440.04 (-prepaids)
  - iii. Capitol Expenses: \$24,270.00
  - iv. Net Income: \$-17,070.07 (transferred from reserves)
- b. **June 2018** Reserve Account: \$ 37,510.24
- c. **June 2018** Operating Account: \$ 3,109.96
- d. **Collections** (Exhibit): \$ 4,303.38 as of 05/31/2018 *previous \$5,047.48*

**Photo of collection summary**

Type	Description	0-30	31-60	61-90	91+	Total
LC	Late Charge	4.88	0.00	0.00	0.00	4.88
Dues	Membership Dues	680.00	170.00	0.00	0.00	850.00
SA	Special Assessment	122.60	25.00	0.00	0.00	147.60
		807.48	195.00	0.00	0.00	1,002.48

**Liens:**

- a. **Liens filed:** none
- b. **Legal assistance requested:**
- c. **With Legal:**
  - i. None as of 6/18/18

**Released legal: None**

**2. Old Business**

- 1. **Building 17 Bids** (6026, 6024, 6022, 6020) NW 54th Place -
  - A. A step Above Roofing - \$24,270.00 approved for Fall completion (funds pending)
- 2. **New Board Member campaign** - Received one response from Owner willing to participate.
- 3. **Clubhouse Exterior** -
  - A. All plumbing shut off valves replaced in June 2018

**3. New Business**

**4. Building Exteriors:**

- A. Remaining buildings
  - i. 6020-6026 NW 54 PI (4 units) Cost: \$24,270.00 (as of today)
  - ii. 6037-6041 NW 54<sup>th</sup> PI (3 units) Estimated \$21,000.00
  - iii. 5402-5408 Peach Tree (4 units) Estimated \$25,000.00
  - iv. Total funds needed to complete project: \$70,270.00 +/-
  - v. Total special assessment funds outstanding: \$60,125.00 (37 units for a remaining 65 months)
  - vi. Shortfall: \$10,145.00
- B. Next building for rehab: Building 17 (6020-2026 NW 54<sup>th</sup> PI)
  - i. A Step Above Construction \$24,270.00
  - ii. Greenwood Construction \$28,000.00
- C. Approval of construction dumpster granted for 3 weeks 6028 NW 54<sup>th</sup> PI

**5. Committee Updates**

- i. Whose on what committee:

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- ii. Volunteer Committee:

iii. Social Committee: No update provided to management

iv. Neighborhood Watch Committee:

v. Landscaping Committee:

6. **VIOLATIONS:** (All attached as Exhibits) **DISCUSSION ON HOW TO PROCEED WITH VIOLATIONS TO BE DISCUSSED IN EXECUTIVE SESSION.**

*None in dispute*

OPEN:

*6028 53rd Ter; Screen Violations*

*6028 NW 54TH PL: Poor back yard maintenance. Heavy debris*

**4. Home Owner Time**

Janelle Neptune is no longer be servicing Wind Tree Owners Association. Please address all matters to [manager@windtreehoa.org](mailto:manager@windtreehoa.org) and Sheila Hoppis-Brown, Erin Hollingsworth or Samantha James will assist Members.

- I. Next Meeting: Thursday July 12, 2018 at 6:30pm

- II. Adjournment

**ENTER EXECUTIVE SESSION (if applicable)**