**WINDSOR PARK TOWNHOMES OWNER’S ASSOCIATION, INC.**

2317 Manor Drive NE, Palm Bay, Florida 32905

Directors Meeting

May 14, 2019

6:35 P.M.

Members in Attendance: Megan Kellerman, Anne-Marie Roselli and Debra Drexler.

Members not in attendance: Jessica Cortez

Minutes from prior meeting not read.

Officers Reports: NA

Committee Reports: NA

General Business:

* Awaiting schedule on date for resurfacing of pool. Will need to order pool furniture as well.
* Discuss with the board purchase of a new air conditioner for the clubhouse.
* Megan still looking into new pool gate locks.
* Anne-Marie: advised that numerous owners still have not sent in the insurance declaration page needed to insure they are properly covered under the new amendments passed by the Association.
* Discussion of liens; bankruptcies.
* Discussion of Termite bonds for entire premise. Upon researching termite bonds for Windsor Park it was discovered there had been multiple bonds by several companies held by previous boards, these expired in 2017. New bonds will only cover subterranean termites.
* Discussion of foreclosures, bankruptcies, and liens.
* Repair work needed: Concrete repair needed at 2517 & water shut off valves replacements. Water valves will need an inspection by board members prior to calling plumber out for quote.
* Other maintenance: tree removal by lights and possibly placing a camera by dumpsters.

No further business coming before the meeting, the meeting was adjourned at 7:56 p.m.