

MINUTES  
WINDGATE VILLAGE CONDOMINIUM ASSOCIATION, INC.  
*Board of Trustees Meeting*  
3/20/14

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The Board of Directors of Windgate Village Condominium Association met pursuant to call on 3/20/14 at 5:30 pm at the RPM offices located at 5550 Blazer Parkway, Dublin, OH. Those Directors present were Amy Kuhn, Serrano Gilberto, Alicia Kehrig and Jonathan Welty. Katharine Walsh was absent. Sarah Sykes, of Real Property Management, Inc. and Thomas Schmitt with Kaman & Cusimano were also in attendance. As there was a quorum, the Board continued with the meeting.

MINUTES – The Board reviewed the minutes from the meeting of 1/22/14 as presented by Management. The Board unanimously voted to approve the minutes.

FINANCIAL AND MANAGEMENT REPORT

Management presented the 2/28/14 Financial Reports. Management presented the Manager's Report as of 3/20/14 to the Board.

OLD BUSINESS

None to report.

NEW BUSINESS

Landscape Committee Report - Cathy Maupin, head of the Landscaping Committee, presented the Board with a bid to complete tree and shrub replacements from Greenscapes Nursery. The Board unanimously voted to proceed with the bid as presented and asked Management to schedule the work. Management was also asked to follow up with Abbruzzese regarding varying mowing patterns and blowing grass in the correct direction.

Cathy Maupin also recommended that the Board review some of the abandoned gardens in the common area back yards. She volunteered to make a list of those not being cared for. The Board will follow up with surrounding homeowners to see if they want to maintain those areas. If there are no replies, the area will be returned to grass.

Maintenance, Trash Removal and Towing - The Board requested that Management arrange to have the boilers turned off on May 15, weather permitting. The Board requested that Management complete an application through the City of Columbus for city sponsored trash removal. The Board reviewed towing policies and procedures. It was unanimously agreed that Fumble Recovery Towing should increase their patrols from one time per week to two times per week.

Attorney Presentation - The Board heard a presentation from Thomas Schmitt of Kaman & Cusimano, LLP., attorney for the Association. He reviewed Association collections, Ohio Law, policies and procedures.

At the recommendation of Thomas Schmitt, the Board unanimously voted to adopt the collection policy as presented by Kaman & Cusimano, LLP. It was unanimously agreed that collections efforts by Kaman & Cusimano should begin in May 2014.

Miscellaneous - The Board requested that Management prepare a newsletter, obtain reserve study bids and obtain new insurance quotes per the Attorney's recommendations.

NEXT MEETING

7/9/14

ADJOURNMENT

The meeting was duly adjourned at 8:15pm.

Sarah Sykes, CMCA  
Association Manager  
Associa-Real Property Management, Inc. for  
Windgate Village Condominium Association, Inc.