

Windsor Trace Condominiums Association, Inc.

ANNUAL MEETING MINUTES

10-13-22

6:00 P.M.

Board Members Present	Beth Davidson, Donna Blanton, Greg Smith
Management Present	Ray Holloway, TPAM. Tom Rowand, Jr., TPAM
Homeowners Present	8/12 Lots represented
Establishment of Quorum/Call to Order	With 8/12 lots represented the meeting was called to order at 6:08pm
Meeting Notification/Proof of Notice	Meeting was posted in accordance with Florida Statutes and the governing documents.
Previous Meeting Minutes	After review of the 2021 Annual Meeting Minutes a motion was made by Donna Blanton, to approve the minutes, second by Greg Smith, motion passed.
Community Update	Greg Smith introduced the TPAM Staff that was present at this meeting to the membership in attendance for those who are not already familiar with them. Donna Blanton introduced the Board Members. Greg Smith presented a gift card in appreciation for service to the Community to John Baker. Greg Smith discussed the needs of the community and the inflationary challenges all face. Greg Smith went line by line thru the new, 2023 operating budget that reflects a 15% increase over this year's budget. Tom Rowand, Jr. went over last year's financial report and also outlined the need to increase this coming years budget.

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Homeowner Concerns	Members voiced concerns over the cost of pine straw but understood and all agreed to the importance of maintaining curb appeal to maximize the property values all enjoy at Windsor Trace. Some members spoke in terms of even increasing the budget beyond the 15% but it was ultimately decided to stay the increased 15%. Members expressed concerns over plant material over growing the fence lines from neighboring properties onto our property and what steps could be taken to help remedy, albeit an ongoing remedy.
Budget	The 2023 budget was introduced again and discussed. A motion was made by Beth Davidson to approve the proposed 2023 fiscal year budget, second by Donna Blanton, the motion passed.
Election of Board Members	<p>There were no volunteers to serve on the Board of Directors</p> <p>The floor was open for any other volunteers and there was no more interest from the floor.</p> <p>The current Board will remain and at some point, Greg Smith will need to be replaced as he sells his home and vacates his position on the Board.</p>
Next Meeting	TBD
Adjournment	With no further business there was a motion made by Beth Davidson, to adjourn, second by Donna Blanton, and unanimously passed. Meeting was adjourned at 7:10p.m.