

**Board members attending:** Bob & Ruth Demaida, Art Chester, Kathryn Chester  
Tony Santos, Elite Property Management

**Unit Owners: Units 38**

**Meeting called to order @ 6:30PM**

**Previous meeting minutes accepted as written.**

**Old Business:**

- Attic firewalls. 31 Units remain to be done. Still underway, Tony is working with another contractor. 3 were done. Ray to assist
- Rules and Regulations document revision has been approved by the board as revised. We need to notify unit owners for comment. To be by email and web site, as the cost to mail is prohibitive.
- Web site for unit owner information has been built - go to [www.winfieldcondo.com](http://www.winfieldcondo.com). We could use a few nice photos. Unit owners notified by flyer going door to door.
- Monocrete has agreed to repaint 6 sets of railings which prematurely rusted. Units 17, 18, 24, 75, 38 & 39 are affected. Theresa to follow up.
- Trash bids are in with Dainty Rubbish substantially lower than our current contractor. CWPM's contract contains an automatic re-newel clause that does not comply with state statute. They are on a month to month basis and can match Dainty's contract for trash removal if they choose. To be notified by Tony. Scott Dresser from Dainty Rubbish thought we were "over-trashed". To follow up on that the board decided to remove the 2<sup>nd</sup> trash receptacle near Unit 18 because neither one is even ½ full. This should further reduce our trash costs. We will monitor all trash containers to look for other possible savings over the next month.
- Zack to replace communications cover near vacant area hit by mower over the summer. Done
- The board tried unsuccessfully to stop the coupon books from going out as we feel it is archaic and expensive. We do not have a response from Elite management.

**New Business:**

- Ray met with the board on Unit 21. There is some settling of the foundation evident and a rotten sill. The sills have been replaced and ready for the door contractor to install the new slider and window. We will monitor the situation going forward with some transit measurements to see if and further settling occurs.
- Also in Unit 21, a crack in the front foundation wall needs to be repaired to prevent water infiltration. Bob will get a second quote from Pepe, as he did one for us a couple of years ago that was successful and probably more cost effective than excavation.
- The board will publish a spring newsletter and add it to the web-site.

**Meeting adjourned @ 7:40PM**

**Next Meetings:**

**March 17**

**April 21**