

Westwinds Village, Inc.

Finance Committee Meeting

Wednesday, April 6, 2022 at 1:00 pm in the Conference Room of the Office

1. **Call to Order and Welcome Pat Farley:** The meeting was called to order by Chairperson Gale Grems at 1:00 pm.
2. **Roll Call of members:** Chairperson Gale Grems introduced Pat Farley as the newest member to the Finance Committee. Gale Grems then proceeded to the roll call. Gale Grems, Wayne Bailey, Pat Farley were present in person. Jim Richards, Bob Ronald and Dave Ellsworth were present by Zoom. Guests were Mark Stine, Pat Wright and Arland Olerud.
3. **Motion to approve February 2, 2022 minutes:** A motion was made by Wayne Bailey and seconded by Dave Ellsworth to approve the minutes from February 2, 2022. **All in favor, motion carried.**
4. **New Business**
 - a) **Treasurer's Review of January, February and March Finances:** Gale Grems advised that the real state commissions are down.
Insurance was higher than budgeted. The insurance is @9841.80 over budget.
Tree trimming proposal for April is \$8000 and we were budgeted for \$12,000.
Gale Grems advised that she is doing an analysis on the electric. As of right now, the electric is \$2223.00 over what it was this time last year. The financials show that the electric is \$1386.00 over budget. There are six (6) lights large light posts in the community which belong to the Association. Quotes to change out the current 250 watt sodium to 80 watt LED is being looked into.
 - b) **The 12/19/21 Red Rhino invoice for the pool leaks repairs for \$3140.00 was attached to other correspondence and not discovered until January and paid then:**
Gale Grems explained the Red Rhino invoice and that payment was made in February.
 - c) **The 12/31/2021 audit has been received from Braxton& Holway, CPAs and Advisors:**
Wayne Bailey stated that the audit was good and nothing stood out. The aging summary is down from February. There were plumbing issues at I-11.
 - d) **Reserves Update by Jim Richards:** Jim Richards stated that the reserve forecast has changed. Attached is a copy of the Reserve Forecast.
In sections A and F there are approximately forty (40) homes with cast iron P traps and pipes. There are twenty-one (21) homes in section A that need to be done right away at a cost of \$34,860
There is an issue at V-1 in which dirt is continually needed for the sink hole that keeps appearing. It is unknown at this time if it is a pipe or leakage from the manhole which is close by.
In regards to the drainage issue along the vinyl fence by Windmill Manor, the fence is higher than Westwinds. The water runs from Windmill Manor into Westwinds We are looking into this further

The information regarding the water flow into the community shows that the highest usage of water is on Thursdays from 8am to 10 am. This also is when the water is low flow in the community.

Jim Richards is going to contact Frank Hall in regards to of the history of the park and possibly get some information regarding the pressure regulator.

5) Old Business: None

6) Motion to Adjourn: A motion was made by Dave Ellsworth and seconded by Pat Farley to adjourn the meeting. **Motion carried.** Meeting adjourned at 2:26 pm.

Next meeting will be Wednesday, June 1, 2022.

Submitted by

A handwritten signature in cursive script that reads "Lou Paul". The signature is written in black ink and is positioned above a horizontal line.

Lou Paul, LCAM, CMCA
Acting Secretary

approved 09/07/2022

RESERVE FORECAST FOR SPENDING IN FY 2022 - BUDGET FORECAST_NOVEMBER 8, 2021

ADDED PROJECTS		
ITEM		
1	ADDRESS FLOODING POOL SIDE OF LANAI	\$15,000.00
2	ADDRESS FLOODING SOUTH SIDE OF LANAI	\$15,000.00
3	SEWER INSPECTION/ADDRESS SINKING MANHOLES	\$6,750.00
4	REPLACE STORM WATER LINE IN HI Q CULDESCA AREA	\$30,000.00
5	ENGINEERING SUPPORT FROM CONSULTANTS	\$12,000.00
6	UPDATE FY 2021 RESERVE STUDY	\$1,000.00
7	REPLACE GUTTERS AND DOWNSPOUTS AT CLUBHOUSE	\$12,000.00
7 ITEMS		

TOTAL FOR 2022	
FROM RESERVE STUDY	\$90,750.00
ADDED PROJECTS	\$91,750.00
TOTAL	\$182,500.00