

# Westwinds Village

## Finance Committee Meeting Minutes

February 3rd, 2021

Present: Brian Curry, Dave Ellsworth, Ellen Maloney, Bob Ronald, Peter Costello and Wayne Bailey Regrets; Richard Fitzsimmons, Jim Richards

Next meeting: March 3, 2021

Meeting was held on Zoom with members attending from home and the Office

Roll Call taken 5 Committee members in Attendance.

Minutes of January 6th, 2021 were approved! Motioned by Bob, seconded by Brian

Reviewed 2020 actual versus budget numbers, Income Account 680 real estate commissions under by \$11,514. Total income under by \$12,747.

Expense Account 811 swimming pool under by \$4,772, Account 841 legal fee's under by \$8,092, Account 853 Repairs, parts, Replacements over by \$10,475, Account 880 Cable TV over by \$5,612, Account 860.75 Sub Day labor over by \$6,058, Account 860 Salaries and Wages under by \$31,163. Expense total under budget by \$34,968. It was noted that Account 830 Insurance General Liability & riders was over budget by \$13,864 as a result of 2021 partial bill being paid in December 2020 instead of January 2021. Will discuss with Auditor to see if this should be adjusted.

Well, Reserves and Capital projects were presented by Wayne as Jim Richards was not available. Work has commenced on Pool Well problem, currently filling defective well with concrete per MCUD requirement should be complete by end of week. Drilling of new well should begin next week once utility locations have been located and marked. Solar was investigated but cost outweighed digging new well. Air conditioning maintenance contracts for Office were awarded this week. Asphalt Consultant will be in on March 2<sup>nd</sup> and 3<sup>rd</sup> cost from Reserves approximately \$3,000. Reserves review will be awarded next week cost will be approx. \$4000 from Reserves. Work on ZA-2 is continuing with the mobile closed in and put back to normal. Still some corrective work required to repair cracks caused by leveling. Piping Restoration Solutions expected to provide quote to line pipe within two weeks. Thank you Jim for providing this information.

Ellen provided information on laundry study, conclusion was that we are not breaking even. She had visited several laundromats for comparison prices and Westwinds was found to be lowest prices of them all, it was decided that we should increase washer prices from \$2.00 for 28 minutes to \$2.50 for 28 minutes and dryer prices from \$.25 for 10 min to \$.50 for 10 minutes. After 1 year, we would review profitability and make further adjustments if needed. Our Manager Peter got quote on making adjustments to equipment to implement these changes

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from a Tampa Company they wanted a \$80 visit fee and \$80/hour, Ellen also obtained a quote from a different Company, Commercial Laundries, their rate was \$70 visit fee and \$135 per hour. At our next meeting we will vote on recommending Laundromat increases and take to ROC Board for their approval. Thanks to Ellen and Peter for their work on this item.

There was no new Business.

Motion to Adjourn from Ellen. Seconded by Dave.

Motion to approve minutes Bob R, Seconded Jim R Unanimous, March 3<sup>rd</sup>, 2021