

WINDSOR HOUSE - Town Shores of Gulfport #217
Board of Directors Meeting Minutes April 24, 2025 4 pm

Roll Call: Liz Snow, Hamid Mehrizi, Abby Thrower, Colleen Polazneck, Terry Stone, Tony Murray. Quorum established. Meeting began at 4:05 pm.

Old Business: Minutes of March 25, 2025, Meeting, Motion to waive the reading: Colleen Polazneck, 2nd Abby Thrower. Motion to waive reading and accept minutes: unanimous.

New Business:

1. Windsor Committees Reports
 - A. Building & Grounds Maintenance & Beautification committee Reports.
 - a. **Laundry Room Coin Collection** – Tony, Roseanne and Hamid are now leading collection and repair reporting issues. Continue to report any lost money via sheets in laundry room. 8th floor dryers were repaired but continue to be problematic. New dryers are ~\$4,000 each. Will be looking at putting in budget for 2026
 - b. **Laundry Room Remodel** – Rooms have been completed other than AC. They are being installed this week. If AC is on in the laundry room must keep the doors and windows closed. Sandy Collis volunteered to paint the floor drains.
Thanks to Susan Gore for coordinating and painting the rooms as well as volunteering her supplies. Thank you, Susan!!
 - c. **Landscaping Report** – Front has been completed. East side of building and ends of each car port row still to be done. West end will not be done until after the roof is completed.
2. **Update on Carports** – new permit is needed for repair work, this is in progress. Engineering report has been completed and being reviewed. It will be discussed with AAA for resolution. Garbage area will be fixed as well as sealing and re-numbering of spaces in rows 3 & 4.
3. **Update on Repair of Building Undermining** – Still following up with insurance company. Exploring foam as a solution. Landscaping being looked at and hope to be prepared to be done quickly after undermining completed.
4. **Roof Update** – work has begun. Soffit currently being worked on and expect old roof removal to begin 4/28. Please pay attention to email and notices regarding the roof schedule.
AC replacement: Marie Corbett, unit 101, has volunteered to coordinate with any unit owners who need to have their AC replaced to try to get a discount. Contact Marie if interested. Information on St Pete air was previously sent.

5. **Vote on BOD officer positions needing replacements** – Hamid has resigned as Treasurer but will remain on the board. Nominations for Treasurer: Colleen Polazneck nominated Abby Thrower, seconded by Liz Snow. Vote Yes: Abby Thrower, Colleen Polazneck, Liz Snow, Terry Stone. Vote No: Hamid Mehrizi, Tony Murray. Motion carries, Abby Thrower is now Treasurer.

Call for Adjournment: Motion: Colleen Polazneck, Seconded: Abby Thrower, Vote: Unanimous meeting adjourned at 4:40 pm

Respectfully submitted,

Colleen Polazneck, Secretary