

**WINDJAMMER
CONDOMINIUM OWNERS' ASSOCIATION, INC.**

Annual Membership Meeting
April 20, 2024, 12:00 p.m.
253 Professional Lane, Gulf Shores, Alabama

CALL TO ORDER & ESTABLISH QUORUM

The meeting was called to order by President Ron Hudson at 12:00 P.M once a quorum was established with 3 Members present, 2 proxy and 6 via Zoom Meeting. The meeting was held at the Coastline Management, LLC., 253 Professional Lane, Gulf Shores, AL. Others present: Monique Corday, Robert Ewing, and Kathy Greathouse representing Coastline Management, LLC.

APPROVAL OF MINUTES

A motion was made by Mr. Aaron Holder, to approve the April 15, 2023, meeting minutes. The motion was seconded by Mr. Glenn Okan, motion passed unanimously.

FINANCIALS

Mr. Hudson discussed financials, he proposed a special assessment for \$1,500 due June 1, 2024 and the second half \$1,500 due October 1, 2024. A motion was made by Mrs. Vickie Leady and seconded by Mrs. Debra LaCoste, motion passed unanimously.

Mr. Hudson proposed January 1, 2025 dues will increase from \$450 to \$500. A motion was made by Mr. Aaron Holder and seconded by Lisa Coverdale. Motion passed unanimously.

IRS Ruling 70-604: A motion was made by Mrs. LaCoste to approve the excess member income applied to the following year's assessments in accordance with Revenue Ruling 70-604. The motion was seconded by Mr. Hudson, motion carried.

OLD BUSINESS

A4 & C3 Soffit Missing was fixed by Coastal Contractors and was paid in full. The falling fence beside C building is not on the Windjammers property line. Mrs. Coverdale said "I will reach out to the owner of the property and ask if they will fix it." Mrs. Monique Corday will find out if there is a management company she can reach out to also to see if the fence can be repaired. Landscaping Mr. Ron Hudson stated "there is no money in the budget for landscape at this time. We will have Mr. Robert Ewing will continue to maintain it for now." Mrs. Lisa Coverdale stated "I will powerwash buildings B and C stairs."

NEW BUSINESS/ACTION ITEMS

Insurance on Buildings: Monique COrday was requested to shop around for 3 bids on insurance for this year.

Power washing: Each owner is responsible for power washing in front of their unit.

Painting/Repair of Curb Stops: Robert Ewing will give a bid on painting/ repairing the curb stops.

Water supply to each building: Monique Corday was requested to get 3 bids from plumbers to see if each building can have its own shut off for water supply.

Bike Rack: Monique Corday was requested to get a quote for a bike rack.

ELECTION OF BOARD MEMBERS

Brenda Cook resigned from the board of directors.

2 nominations were put in for the 4th position on the board of directors by Glenn Okan and David Coverdale. Everyone will send their votes via email to Monique Corday and she will announce the new board member.

ADJOURNMENT

With no further business, Mrs. Cook motioned to adjourn the meeting at 1:38PM. The motion was seconded by Mr. David Coverdale motion passed unanimously.