

Windsor Bay Board Meeting Minutes
August 14, 2025 7:00pm
Integrity Property Management Office

- I. Call to order-confirm quorum – The meeting was called to order at 7:01pm
- II. Approve minutes - The previous meeting minutes of May 2025 was approved
- III. Review financials, violations - \$71,328.09. Violations are actively being addressed.

IV. New Business

- a) Committee report The Rules and Regulations Committee gave a report.
- b) HOA refresh of R&R. - It was decided that the new Rules would be voted on at the next meeting so Directors can review them.
- c) Common grounds-grass replacement - This issue was tabled for a later date.
- d) Street striping – This issue was tabled for a later date.
- e) Architectural reviews – None pending
- f) Click2Enter Gate System – Expenditure up to \$3,500 was approved
Unanimously
- g) Master Association – A motion was made and passed unanimously to appoint Angela Fisher as the new Master Representative.
- h) Open Forum

V. Adjourn 8:20pm