

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, August 17th, 2017
WBCA Clubhouse

MINUTES

1. Meeting called to order at 7:02,
2. Quorum of board confirmed (Carol, Pat, Sheila, Judy, Bob) and 13 others in attendance.
3. Previous board meeting minutes approved:
 - a. July 20, 2017 amended and received by board approved
 - b. July 25, 2017 workshop meeting approved
 - c. August 3rd, 2017 budget workshop added and approved
 - d. August 8th, 2017 workshop meeting approved
4. AmeriTech represented by Bob Kelly:
 - a. Delinquencies – one unit, note of demand; one unit for collections
 - b. Special Assessments
 - c. 410 repairs done
 - d. No new applications
 - e. Exterior inspections continued every two weeks
5. Committee Reports:
 - a. Buildings: *Report Read*
 - i. Reports buildings in generally good repair
 - ii. Roofs to be assessed and age determined – warranties for buildings D and O pending
 - iii. Tractor reserve in place and authorization for replacement placed before Board. Carol motioned and Bob second. Tractor will be replaced when necessary
 - iv. Paint: Sherwin Williams purchased Valspar and exact match may not be available should touch ups/repairs need to be done.
 - b. Finance: *Report Read*
 - i. Holding our own 7 months into the year. Doing well
 - c. Landscape: *Report Read*

No formal report submitted. Kristin Hardy continues to do an incredible job maintaining the property and is commended for her tireless effort for a job well done especially during the hottest part of the year.
 - d. Patio & Deck: *Report Read*
 - i. Benches that will be purchased will need center supports and stainless steel hardware.
 - ii. Walter Babst from committee expressed concern about proposed 20X20' concrete slab and proposed smaller, rectangular pads would be more pleasing aesthetically. No decision has been made at this point.

- e. Phone Book: *Report Read*
 - i. Will be updated to include new owners and renters once they submit info and approve inclusion into 2018 book.
 - f. Pool: *Report Read*
 - i. A third tiki umbrella, along with re-thatch of two existing ones, has been completed
 - ii. Recommendation that concrete be poured on north side of pool where there is a difference between concrete pad and gravel. It is a tripping hazard. Removing large tropical plant in north east corner would expand the area for more seating or perhaps a fourth tiki.
 - g. Recorder at Meetings: Anyone interested in volunteering should let Carol know.
 - h. Seawall: *Report to follow below*
 - i. Contract received by seawall committee. Details being worked out
 - i. Welcome Packets: to be distributed to new owners and renters
6. Volunteer Groups Reports:
- a. Crime Watch – call 911 for any serious issues and the non emergency number of local police for all other issues
 - i. Residents who would like to register their bicycles are encouraged to do so. You will need to bring them to the Tarpon Police station to register.
 - ii. Any stolen items found by the TSP are posted for 90 days at the station.
 - b. Social Activities Group – no social activities planned at this time. Carol will post list on bulletin boards for the upcoming season
7. Unfinished Business: *Reports Read*
- Point Project*
- a. Contractor recommended for seawall construction is Gulf Coast Marine. Five submitted proposals, three dropped out due to scope of work, one was significantly higher than Gulf, who came highly endorsed for this type of work. Approx cost for the seawall and sidewalk is 140,000.00, offset by flood insurance refund held in reserve. Motion made to accept by Carol and seconded by Pat.
 - b. Construction to begin after December and the north complex has not committed to this project. But we are moving forward.
 - c. Special assessment for individual unit of about 1,000.00 is anticipated. This does **not** include lighting, benches of landscaping. Assessments will be done as % as maintenance fees are calculated.
 - d. Flood insurance refund held in reserve is about 82,000.00 with 60,000.00 for seawall and the balance of approximately 22,000.00 put in reserve for roofs. Roofing requirements have changed and recent replacements have seen costs escalate, necessitating the additional funds for that purpose.
 - e. Special Assessment meeting tentatively scheduled for September 28th, 2017 with notices going out 14 days prior. Due date for payment

tentatively scheduled for November 15, 2017. Consideration for making three payments to be discussed by board.

- f. Benches for viewing areas to be decided upon. Memorial benches in storage may be repurposed along the road for walkers
- g. Lighting along seawall to be decided. Mike Godfrey of Allegiance has been consulted and his recommendations considered.

Pool and Patio area

- a. See Committee report above. Mike Godfrey of Allegiance has been consulted and his recommendation to be considered
- b. Pool deck concrete extension within fence to be further discussed
- c. Pool fence replacement not recommended at this time

Clubhouse

Pool room use options to be decided with survey to all residents (survey monkey)

Villa Door replacements options recommendations

Pat reported that costs for replacements are 2800.00 or 4800.00. To date, no one has expressed interest.

- 8. New Business: *Report Read*
 - a. Seeking price to trim palms and other trees too high for Patrick to reach.
 - b. Review of outside maintenance request, including outdoor water faucet
 - c. Discussion of condo bylaws and noncompliance by some owners
- 9. Announcements:
 - a. Due to board vacation schedules and other issues, the September BOD meeting may be cancelled.
- 10. There being no further business, Pat motioned the meeting adjourned at 8:03, seconded by Bob.