

Windrush Bay Condominium Association, Inc. Board of Directors
Meeting Thursday, July 20, 2017 7 pm
WBCA Clubhouse

Agenda

1. Call to order by President Carol Lovejoy at 7:04 pm.
2. Quorum of Board established: President Carol Lovejoy, Vice President Pat Altyn, Treasurer Sheila

Basque, Director Bob Hutchinson (on telephone), manager from AmeriTech Lou DeSantis. 3. Minutes approved for previous June 15, '17 Board Meeting and June 27, and July 11, 2017

Board Workshop Meetings.

Motion by Pat, Second by Sheila. Approved 4-0 4. Ameri-Tech manager report:

Association generally in good standing with collections. One account is receiving a demand letter for special assessment fees. Another unit paid all their delinquent fees earlier in the day. All of the ground rods were replaced in the villas. Board members have the quote from Homeworks of Holiday for necessary repairs for condo 410 to vote on. A purchase application for 407 is forthcoming.

5. Committee Reports:

Buildings: Director Bob (phone): The stucco, soffit, and eaves on B building condo 410 need to be

replaced due to leak. A bid rendered by Homeworks of Holiday is to be voted under new business. O building has already been re-roofed. It was more expensive than anticipated as new roof codes requiring better materials apply. This is resulting in a re-evaluation of the roof reserve analysis. Bob is working with Innovative Roofing to estimate future cost of roofs for condo buildings and villas for budget planning.

Finance: Carol read an email from Jeff Schram, co-chair off finance committee. The finances seem to be in good shape for end of June. The trash costs and water costs have gone down as expected since there are fewer residents here in summer months. There will be a 2018 Budget planning workshop on August 3. Suggestions and requests solicited.

Landscape: Kristin Hardy has been working on berms along entry road and other places in the villa area . This is voluntary and she deserves our support and gratitude. There are 10 palm trees needing trimming (higher than Patrick can reach) and 3 trees dying and needing removal. A bid for this from Peckerhead will be voted on under new business.

Patio & Deck: Carol read aloud an email from committee member Bob Tannura (who is also on the Seawall committee) re: benches, Windrush North's interest in mirroring our choices of benches and lighting on point, and his suggestion for a new pool fence . Board discussions are continuing on benches, lighting and possible awnings for clubhouse patio. With several suggestions from Bob T and Walter Babst, board members are still pricing and comparing for best value. The pool fence replacement will likely be deferred to another year or so.

Phone Books: 2017 still available at \$1 to help offset printing costs. FL condo law requires owners (and residents and renters) signature on form to establish permission to publish phone and/or email address. New owners and new renters will need to complete form prior to next printing in December for 2018 edition.

Pool: David reports cooler working very well and keeping temperature comfortable. It is recommended that the board approve the proposal by Victoria's Pottery to have the two tiki huts be re-thatched and a new 3rd tiki hut be built to increase shade opportunity at the pool.

Recorder-at-meetings : A sincere thank you to Bernadette Monaghan and Annmarie Polinsky for volunteering to take minutes at monthly board meetings while Rich Linkh is still up north.

Seawall — Carol read aloud the emailed update from the Seawall committee chair Jeff Schram. The bid package from the marine engineer Reuben Carson is being sent out to 3 contractors that the committee have selected. It is likely to take 2 to 3 weeks to get their bids in. The timetable for work to begin is not known at this time but once started would take approximately 45 days. The suggested items for upcoming special assessment will include contractors bid, contingency fee, engineer's fee, mangrove removal permit and contractor, concrete for viewing pad and sidewalks on point , lighting on point, Bahai grass sod for point and benches. Once the contractor is chosen by the board, the board will determine the amount of the special assessment total . A special assessment meeting will be held sometime in the near future.

Welcome Packets are prepared by Sally Romano and are being given out to new owners and new renters. The board will continue to discuss additions they hope to make to these welcome packets.

6. Volunteer Groups Reports:

Crime Watch: People observed in bike room 7/17 with bolt cutter, reported, Police intercepted 2 people on bikes, but not from our bike room. Debra, #610 will check if TS registers bikes. Carol, Pat, and Sheila will be off premises at various times in August.

Social Activity: No events planned on property for August . There is a closed Facebook group ,News and Notes at WB and the coordinator is Judy Sutherland. Owners, residents, and renters who are on Facebook are encouraged to go on Facebook and ask to join this group to learn about social events here and in the local area.

7. Unfinished Business

point project — see committee reports (seawall, patio & deck)

pool and patio area — A motion was made and seconded to approve the proposal for \$2400 by

Victoria's Pottery to have the two tiki huts be re-thatched and a new 3rd tiki hut be built to increase shade opportunity at the pool. It passed 4-0.

clubhouse — The chair-room and office have been tiled and painted by the maintenance man.

Two new rolling carts for folding chairs have been donated to help set-ups for groups
Survey Monkey will be used soon to ask all owners their preferences on whether to replace the pool table.

8. New Business :

Condo #634 request for installing acrylic window on lanai approved. Vote 4-0

Condo #619 request for window and slider replacement approved. vote 4-0

Motion by Pat (seconded by Sheila) to authorize \$1700 to Pecker Heads Tree & Environ. LLC. to trim and remove trees. Vote 4-0

Motion by Pat (Seconded by Sheila.) to approve the \$2805 bid rendered by Homeworks of Holiday to fix the stucco, soffit, and eaves on B building condo 410. Vote 4-0. 9.

Announcements: Budget 2018 planning workshop meeting August 3, 2017 10am at Ameri-Tech.

submitted by B. Monaghan & C. Lovejoy

