

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, April 19, 2018
WBCA Clubhouse 7:00 PM

1. Call to Order: Board President Carol Lovejoy called the meeting to order at 7:00 PM. Present were Pat Altyn, Carol Lovejoy, Judy Sutherland and Bob Tannura. Also present was Giancarlo Gonzalez, Community Association Manager.
2. Quorum was established.
3. Motion by Pat Altyn, seconded by Bob Tannura, to approve the minutes of the March 15, 2018 Board Meeting, the March 27, 2018 workshop meeting, the April 3, 2018 Board Meeting, the April 10 2018 workshop meeting and the April 17, 2018 workshop meeting. Carried unanimously.
4. Report of AmeriTech Manager: Giancarlo Gonzalez summarized recent issues that he has been addressing, most of which were addressed later in the meeting. He noted that the Sunshine Electric entry way proposal came in at just under \$12,000. He also noted that miscellaneous repairs have been completed by Home Works of Holiday for a total of \$2,725, and the attorney has given credit to the Association of \$1,150 for legal expenses that were charged.
5. Committee Reports:
 - A. Buildings: Bob Hutchinson submitted a written report that was read by Carol Lovejoy. He summarized the proposal from Savopoulos Quality Construction to begin work on termite damage to Condos 515 and 516. Walls and ceilings are needed to be opened up in order to assess the damage. Cost for this work will be \$2,875. Bob also addressed the hot water plumbing leak under the slab in Villa 18.
 - B. Finances: Bob Tannura reported that the Association is \$16,000 over budget in building repairs. He noted that the Association has received a credit of \$1,150 for legal expenses that have been charged. At this point, a total of \$3,390.16 has not been collected for the special assessment for the seawall.
 - C. Landscaping/Beautification: Mary Schram submitted a written report read by Carol Lovejoy. She reported that she and Barbara Lerch did a walkthrough of the property on April 14. They noted trees damaged by frost and some new plantings that did not survive the cold. Barbara Lerch provided a detailed list of damage trees and noted that several trees appear dead. An arborist's opinion is needed as to how to proceed and do necessary trimming.

- D. Phone Book: Marion Linkh asked that any changes for the phone directory of 2019 be sent to her or Carol Lovejoy. Carol Lovejoy added that an effort is being made to put the directory on the Windrush Bay website.
- E. Pool: David Martin reported that maintenance work, a ninety-nine point inspection and replacement of parts has been completed.
- F. Recorder: Carol asked for additional volunteers to take minutes at meetings.
- G. Seawall: Bob Tannura reported that concrete pouring will be completed on April 24 and 25. When completed, the sidewalks and wall cap will be 5 feet 10 inches wide. Bench concrete pads will be offset from the sidewalk. Jeff Schram negotiated a good price for the extra concrete pads and has also negotiated with Reuben Clarkson so that we will be charged for 2.5 visits as opposed to five visits, representing a savings of \$1375. Sunshine Electric has installed conduit and wiring for lights under the sidewalk area.
- H. Welcome Packets: Sally Romano has distributed welcome packets to new residents.

6. Volunteer Groups:

- A. Crime Watch: Carol Lovejoy emphasized the importance of residents calling the police when they see trespassers. It is important to be vigilant during the summer months.
- B. Social Activities Group: The list of social activities for next year has been posted on the bulletin board. The committee chairpersons are Dori Bryant, Tina Barber and Cheryl West. They are planning to add additional activities for summer and fall.

7. Unfinished Business:

- A. Motion by Carol Lovejoy, seconded by Pat Altyn, to contract with Sam Swinton, Sr. to demolish and remove old stucco and install lath and stucco around the porch wall area of Unit 629 at a cost of \$850.00. Carried unanimously.
- B. Motion by Judy Sutherland, seconded by Pat Altyn, to contract with S&S Quality Construction, Inc. to assess the extent of the damage to the lanai area of Units 515 and 516 by opening up wooden guard rails and installing support posts if necessary as needed and open up walls and ceiling to enable designer to inspect and estimate costs for drawings and engineering at a cost of \$2,875, unless a second bid is received by April 20,2018 which is lower than the proposal of S&S Quality Construction. Carried unanimously.
- C. Motion by Bob Tannura, seconded by Carol Lovejoy, to authorize the purchase of two or three solar lights at a cost not to exceed \$1000 to be installed on the entry road. Carried unanimously.
- D. Motion by Judy Sutherland, seconded by Pat Altyn, to approve the revised guidelines for reserving the clubhouse for private use. Carried unanimously.
- E. Point Project Sod: The selection of the sod has not been finalized and will await Bob Hutchinson's return. Giancarlo Gonzalez will get MSDS date

sheets concerning the spraying that is done on lawns throughout the community.

- F. Pool Deck Painting: The dates for the pool deck painting and pool chemical stabilization have not been finalized but will wait for completion of the point project.
 - G. Storm Water Charges: Bob Hutchinson has been working with the City of Tarpon Springs in an attempt to have our charges reduced. The Association received a notification from the City that it is extremely technical and to pursue the effort would require considerable expenditure. The consensus of the board was that the effort was not worth the additional expense.
 - H. Shared Expenses with Windrush North: Motion by Bob Tannura, seconded by Carol Lovejoy, to approve the agreement with Windrush North whereby the Windrush Condominium Association will return a total of \$5070.48 from reserves (\$2546.27 from paving/repairs reserves; \$2169.04 from seal coating reserves and \$355.17 from lift station reserves) to Windrush North as part of the agreement with Windrush North. Carried unanimously. Henceforth, Windrush North will maintain its own reserves for these shared expenses.
 - I. Painting of Villas: The Association is still in the process of getting proposals for the painting of the villas to be completed during October and November 2018.
8. New Business:
- Discussion took place concerning the installation of a keyed gate near the retention pond to discourage trespassers. A proposal has been received to install a twenty foot chain link fence with all necessary posts and with a six foot swinging, locking gate at a cost of \$1150.00. The Board was not ready to vote this evening but voted to place the item on the June Board Meeting agenda. Motion by Carol Lovejoy, seconded by Bob Tannura, to place the topic of the fence on the agenda for the June 21, 2018 Board Meeting. Carried with three votes in favor, one against.
9. Announcements:
- A. Tree removal and high tree trimming is scheduled for Monday, April 23, 2018.
 - B. Budget planning meeting for the 2019 budget will be held at AmeriTech offices on August 14, 2018 at 10:00 AM.
10. Adjournment: Motion by Pat Altyn, seconded by Bob Tannura, to adjourn the meeting. Carried unanimously, and the meeting adjourned at 9:16 PM.