

# Windrush Bay Condominium Association, Inc

## Minutes of Workshop Meeting

### July 3rd, 2018

A Board of Directors' Workshop of the Windrush Bay Condominium Association Inc., was held on Tuesday, July 3rd, 2018. The president, vice president, treasurer(phone), secretary(phone) and director (phone) were present. The meeting was called to order at 8:04 a.m.

Others present: Giancarlo Gonzalez AmeriTech Association Manager; owners - Wally Bode, Ann & Frank Zebert, Gary Warnick, Pat Stimmel, Pam Brickey, Joan Hoffmann & Trudy Neal

Stavros Savopoulos an S&S Construction Company representative came at 8:50 am concerning 515/516

Items discussed were:

Applications - 609 was approved, villa 2 has a buyer lined up; 421 looking for a year round renter

Building Maintenance - B building needs stucco work, solar lights are in - 1 by the entrance sign, the 2nd a bit further down the entry road. Exploring the option of solar lights for the entry way as a cost efficient fix. If it doesn't work, we will have to have the entry road rewired at an estimated cost of \$12,000.00. 515/516 -will ratify contract at next bd meeting. A representative from S&S Construction came and spoke about the work to be done. Will take anywhere from 15-20 days to finish (includes getting the permit & 2 inspections) Damage was caused by termites - there are no active termites. Carol signed the contract. Deposit to be picked up at AmeriTech.

Pool - email blast to remind all owners & guest that the rules need to be followed by all. Children do splash when in a pool,;please dont leave electronic devices by the pool's edge. It's not an adult pool.

Grounds -

Seawall - complete, and a little under budget. Normal cracking on the cap of the seawall

Patio area - on hold. When we are able to do a new fence - do both at the same time.

Sprinklers - Patrick stays on top of repairs

Landscaping - an area between villa 10 & 11 needs to be looked at. Landscapers can't get between them. Still too wet to get the St. Augustine sod for behind O building.

Other

Parking - villa 13 resolved their issue, 606 has until July 6th, 609 has a few extra days also to resolve this issue.

Trespassers - 4 boys on scooters were caught by the police on property. Their parents will be notified by the police that if they come back they will be arrested. This has been an ongoing issue with these 4 boys.

Break @ 8:30 am; meeting resumed at 8:50 am

Meeting adjourned @ 9:13am

Judy Sutherland  
WBCA Secretary

