

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Thursday, June 21st, 2018  
WBCA Clubhouse 7:00PM

1. Call to Order: President Carol Lovejoy called the meeting to order at 7:00 PM. Present were Caro Lovejoy, Pat Altyn, Bob Tannura (phone), Judy Sutherland (phone) and Bob Hutchinson (phone). Also present was Giancarlo Gonzalez Association Manager.
2. Quorum was established.
3. Motion by Pat Altyn, seconded by Bob Tannura to approve the minutes of the May 17th, 2018 Board Meeting, June 5th, 2018 Workshop Meeting and June 19, 2018 Workshop Meeting. Carried unanimously.
4. Report of AmeriTech manager. Giancarlo Gonzalez summarized recent issues that he had been addressing.

**5. Committee Reports:**

- A. Building: Bob Hutchinson reported that building B has some serious stucco issues; waiting to receive a proposal from Sam Swinton to do the stucco work. Bob also recommend to ratify drawings from the a
- B. Finance: I wish I had better news to report. We spent \$7,936.45 more than we took in for May. This 5 month down cycle continues. The main culprit is the repair/maintenance/building budget. The 40 year old buildings are catching up with us. We spent more than \$2,071.10 than budgeted on this line item in May, with \$19,434.96 over budget for the year. Come August, we will have some tough decisions to make about these line items. For the year we have spent \$24,176.95 more than we have budgeted for.

Jeff Schram,

Financial Chairman

Written report read by Carol Lovejoy

- C. Landscape: Committee will start back up in the fall.
- D. Phone Books: no paper books for 2018 are available at this time. Please refer to the Windrush Bay Condominium Association website. Residents tab.
- E. Pool: unavailable
- F. Recorder: Carol asked for additional volunteers to take the minutes.
- G. Seawall: Finally, this day has arrived! I will itemize all of the seawall special assessment columns and show the breakdown with the estimates listed first.

1). Contractor or Gulf Coast Marine \$140,000.00

1st payment: \$30,000.00

2nd payment: \$55,000.00

Things included in the final payment:

City of Tarpon Springs: \$228.48  
Dirt refund: -\$6,525.00  
Concrete poured between old & new seawalls: \$4,000.00  
(5) 3X7 feet 4000 PSI pads: \$1,000.00  
(10) 14 inch X 14 inch electric pads: \$250.00  
1 box of stainless steel bolts: \$50.00  
3 rd payment: \$54,003.48  
TOTAL: \$139,003.48

It should be noted that some wild wild negotiations took place between Buzz, Jake, Reuben (engineer), and I. Bottom line is we came in \$996.52 under budget.

2) Reuben Clarson, Engineer: \$5,750.00  
Hiring fee: \$3,000.00  
Each site visit of \$550.00 per visit, with 5 planned. I got it down to 2.5 visits for \$1,375.00  
Bottom line is we came in \$1,375.00 under budget.

3). Mangrove permit: \$400.00  
4). Lighting: \$9,720.00  
Sunshine Electric 1st payment: \$4,125.00  
2nd payment: \$4,095.00  
Total: \$8,220.00  
Poles: \$2,946.00  
Grand total: \$11,166.00  
Bottom line is we were \$1,446 over budget.

5). Benches: \$3,633.22  
1st payment: \$500.00  
2nd payment: \$2,785.00  
Total: \$3,285.00  
Bottom line is \$348.22 under budget.

6). Bahia sod Gladiator Sod: \$8,100.00  
Invoice: \$7,500.00  
Bottom line is we were \$600.00 under budget.

#### TOTAL OF NUMBERS

8% contingency: +\$11,200.00  
Contractor: +\$996.52  
Engineer: +\$1,375.00  
Lighting: -\$1,446.00  
Benches: +\$348.22  
Sod: +\$600.00

\$13,073.74 under budget

As of June 20, 2018, we have \$912.52 left to be paid for the seawall special assessment.

In closing, I would like to add a personal observation. Mary & I are so glad to be finished with this project. It has totally consumed 2 1/2 years of our lives. Can't wait to see the finished project in person.

Jeff Schram,

Seawall Committee Chairman

Written report read by Carol Lovejoy

H. Welcome Packets: Are given out as needed to new owners and renters by Sally Romaneo and Carol Lovejoy.

#### 6. **Volunteer Groups:**

A. Crime Watch: Carol Lovejoy reported that a group of 4 young boys on bikes from the neighborhood are bothering residents. TJ be monitoring who comes in on July 4, since uninvited neighbors come to the point to view the firework display at Sunset Beach.

B. Social Activites: July 4th party is being planned

#### 7. **Unfinished Business:**

A. Lift station- deferred

B. Motion by Bob Hutchinson, seconded by Pat Altyn to approve \$1350.00 for architecture drawings from S&S Quality Construction to be submitted to Tarpon Springs Building Department for permit approval. Carried unanimously.

C. The solar lights for the entry way are on back order.

D. Pool deck painting deferred till September.

E. The pool will be stabilized tomorrow June 22, 2018.

F. Villa painting in October or November. Packet received with 4 paint contractor proposals.

G. St. Augustine Sod is needed to repair the grounds behind O building.

H. Discussion of placing a chain across path by the retention pond.

#### 8. **New Business:**

A. Motion made by Bob Hutchinson, seconded by Carol Lovejoy to pay &750.00 to Night Owl Repair to fix the sprinkler break. Carried unanimously

B. Motion by Bob Hutchinson, seconded by Pat Altyn to pay Friends Plumbing \$1,654.00 to replace the laundry room water heater. Carried unanimously.

C. Motion by Carol Lovejoy, seconded by Bob Tannura to pay \$950.00 for an architect report for 609. Carried unanimously.

#### 9. **Announcements:**

Budget planning meeting for 2019 will be held at Ameri-Techs' office on August 14th at 10:00a.m.

10. **Adjournment:** Motion made by Pat Altyn, seconded by Carol Lovejoy, to adjourn the meeting. Carried unanimously. Meeting adjourned at 8:30 p.m.

Respectfully submitted,

Judy Sutherland  
WBCA Secretary