

Windrush Bay Condominium Association, Inc

Minutes of Workshop Meeting

March 27th, 2018

A Board of Directors' Workshop of the Windrush Bay Condominium Association Inc., was held on Tuesday, March 27th, 2018. The president, vice president, treasurer, secretary and director were present. The meeting was called to order at 8:03 a.m.

Others present: Phil Colettis, Ameri-Tech Association management representative, Joann Geltman, PPG Paints representative and Patrick Dorch, WBCA Maintenance. Owners - Mary & Jeff Schram, Trudy Neal, Fay Rose & Sheila Basque.

Items discussed were:

1. Applications - 604 is closing; looking for seasonal applications.
2. Building Maintenance - Presentation by Joann Geltman from PPG Paints. Villa's need to be painted the fall. Villa 18 has a water leak under the slab - repaired by association; 609 has no separation between the lanai and the rest of condo; sliders & door were removed - violation of building code. Units 515/516 need stucco work; waiting a bid for the lighting on the point and entry way. Sunshine electric coming tomorrow.
3. Pool - keeping cover on till April 10th -15th to protect it from dirt from the construction of the point.
4. Grounds -
 1. Seawall - about half way done; about 140 trucks coming in the next 2 weeks filled with dirt.
 2. Sprinklers - a broken head was repaired.
 3. Landscaping - April 23rd for tree trimming. A list is needed for the villas, to cut back plants in preparation for the painting; owners need to realize common elements are not personal yard areas.
5. Work Orders - electronic form does say submitted.
6. Finances - with WN are finalized;\$66.34 will be for the lift station only operation. WN will keep their own reserves.

Other Issues

Non-smokers in the condo areas would like a smoke free environment; quality of life issue; needs more research.

The meeting was adjourned at 9:13 a.m.

Judy Sutherland
WBCA Secretary
March 27th, 2018