

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, April 18, 2019
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, Bob Hutchinson, Carol Lovejoy, Judy Sutherland and Bob Tannura. Also present was Kathy Hines, AmeriTech Community Manager.
2. Quorum was established.
3. Approval of Minutes:
Motion by Pat Altyn, seconded by Bob Hutchinson, to approve the minutes of the March 21, 2019 Board meeting and the Board workshop meetings of March 26, 2019 and April 9, 2019. Carried unanimously.
4. Report of the AmeriTech Manager:
Before Kathy Hines gave her report, Carol Lovejoy read Kathy's letter. Then, on behalf of the Board, Carol Lovejoy congratulated Kathy and wished her well. Board members also thanked her for her service.
Kathy Hines then reported on bank balances which total \$489,877.31 and noted that the new bank accounts are FDIC insured. She also reported on the status of gutter repairs and survey of the Common Area Pool and Access Closure Area. Kathy also reported on submitted resident applications by buyers as tenants and listed architectural review requests. She also listed online work orders submitted.

5. Committee Reports:

- A. Buildings: Bob Hutchinson reported on problems involving decayed wood and stucco on buildings C, G, and O. Stucco on 420 staircase column supporting the roof needs replacement and entry porches of units 414 and 656 need structural work which required structural removal of the ceilings of the entry area first floor units of 413 and 655. Bob also reported on problems within the interiors of several first floor units where interior walls have been removed. He emphasized the importance of completing architectural alteration request forms and receiving board approval prior to making any structural changes. He indicated that the building committee and the board are considering requiring an inspection prior to authorizing the sale of units.
- B. Finance: Bob Tannura read a report submitted by Jeff Schram in which Jeff reported that the monthly deficit was \$6,299.25, and the deficit for the year is \$12,013.68. This figure, however, is deceptive since it reflects the double payment of \$10,400 for flood insurance which occurs at the end of March. Jeff's main concern was the increase in water and sewer charges which have more than doubled since March of last year.
- C. Copies of the 2019 phone book are still available from Marion Linkh and Carol Lovejoy. Marion requested that residents report any changes that need to be made for next year's directory.
- D. Pool: Carol Lovejoy read the report submitted by David Martin which indicated that the pool temperature remains at 86 degrees. Bob Tannura added that we have one more year remaining on our pool heater/cooler maintenance agreement.

E. Welcome Packets: New residents, whether renters or owners, receive welcome packets upon arrival from Sally Romano. Welcome packets contain phone books as well as other useful information.

6. Volunteer Groups:

A. Crime Watch: Carol Lovejoy reminded residents to call the police when they see any suspicious activity or trespassing. Bob Tannura indicated that he has not always found the police receptive. Carol asked that she be made aware of incidents when the police failed to respond appropriately and she will inform Officer John Ulrich of the police department.

B. Social Activities: While there is no formal social activities committee, Mary Schram, Tina Barber and Sheila Basque are serving as treasurers and encourage individuals to suggest social activities.

7. Unfinished Business:

A. Soil samples from bare areas of grass by Villas 3, 30 and 35 have been sent to the University of Florida for soil testing. The cost is very reasonable, and samples from other areas of the property will also be tested.

B. Pool Fence: The surveyors will be on the property on Tuesday, April 23. They will also survey the boundaries of the vacant lot and also the area of the proposed keyed gate. Bob Tannura reported that the Board received a legal opinion from the attorney that the Board may override the statutory requirement of a full membership vote for alteration of the common elements when issues of safety or security are involved. In view of the opinion, Judy Sutherland made a motion, seconded by Bob Tannura, that the Board overrides the statutory requirement and proceed with the installation of a

- fenced and keyed gate as approved at the Board meeting of March 21, 2019. Carried 3 - 2 with Carol Lovejoy and Bob Hutchinson voting No.
- C. Bob Tannura reported that he has been in contact with representatives from Windrush North concerning shared costs for the entrance road. Windrush North's attorney had advised them that is illegal to pay our association for road maintenance. Bob is concerned that WBCA may have no choice but to litigate.

8. New Business:

- A. Bob Hutchinson proposed the use of stucco cement board to repair the entry way ceilings of Units 413 and 655. Board members seemed to agree although no vote was taken.
- B. Motion by Carol Lovejoy, seconded by Pat Altyn, to ratify exhibit A acknowledgment on estoppel for 609. Carried unanimously.
- C. Motion by Bob Hutchinson, seconded by Bob Tannura, to authorize Villa 8 to replace four size-for-size windows, bronze exterior, white interior, all impact. Carried unanimously.
- D. Motion by Bob Hutchinson, seconded by Bob Tannura, to authorize Villa 2 to add 36X80 inch, 400 series, bronze storm/screen door to the front door. Carried unanimously.
- E. Motion by Bob Hutchinson, seconded by Bob Tannura, to authorize Villa 35 to have Lowes Home Center install a new screen/storm door, 36X80, brown with aged bronze hardware.
Carried unanimously.

9. Announcements:

- A. Carol Lovejoy announced that Interior Pest Treatment is scheduled in the condos for April 25 and villas for April 26.
- B. On Tuesday, May 14 at 8:30 am the board will have a workshop meeting with Laurose Landscapers.
- C. On Tuesday, August 8 at 10am a budget planning meeting for the 2020 budget will be held at AmeriTech.

10. Adjournment:

Motion by Pat Altyn, seconded by Judy Sutherland, to adjourn the meeting. Carried unanimously and the meeting adjourned at 8:05 PM.