

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Thursday, February 21, 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, Community Association Manager.
2. Quorum established.
3. Motion by Carol Lovejoy, seconded by Bob Tannura, to approve the minutes of the board meeting of January 17, 2019, the Board Workshop Meeting of January 22, 2019 and the Board Workshop Meeting of February 12, 2019. Carried unanimously.
4. Report of AmeriTech Manager:  
Kathy Hines reported that the Association has a BB&T Reserve Account of \$337,542.85 and a BB&T General Account of \$54,543.57, totaling \$392,086.42. Since these bank balances are over the FDIC limit of \$250,000 (per bank), the Association needs to act immediately, Kathy presented available options, and the Finance Committee will address the issue the issue as soon as possible.  
Kathy also indicated that Duke Energy has repaired a light as had been requested, and the rusting dumpster between buildings G and H has been replaced. In addition, she listed on-line work orders that had been submitted as ARC requests.

## 5. Committee Reports:

A. Buildings: Bob Hutchinson reported that the Village Sweep has inspected chimneys in buildings E, G and K and determined that Chimneys in G building are in need of immediate repair. Although no proposal has been received, it is expected that the cost will be in the \$440 range. Homeworks of Holiday has replaced a rotten roof support in Building G, and there is a leak in Building E above Unit 504. Sam Swinton has submitted a proposal to complete stucco repair on the stairs to Unit 410. Bob Hutchinson welcomed Doug Goodrich as a new member of the committee.

B. Finance: Jeff Schram indicated that the Association expenses were under budget for the month of January. Jeff is closely monitoring legal costs and is working closely with our insurance agent to try to reduce costs of flood insurance which represents a huge expenditure. Bob Tannura also indicated that Bob Peretti has been elected to the Windrush North Master Board, a development which Bob T. believes will result in better cooperation with Windrush North.

### C. Landscape/Beautification:

Mary Schram indicated that part of the present pool fence could be used to construct a fence to be planted with jasmine climbing plants across the vacant lot near the retention pond. In a few years the jasmine will hide the fence. Jeff, Mary and Patrick Dorch would be willing to help in fence construction, but a permit will be needed from the City and a survey provided as well. Mary proposed taking \$1000 from the landscaping budget each year to add to the mulch budget. In addition, she proposed increasing the annual mulch budget from \$750

to \$1000, thus making a total of \$2000 available annually to purchase mulch. In this way, the entire property could be mulched every other year.

Mary walked the property with Patrick Dorch and Jim McCafferty of Laurose Landscaping. Jim identified the presence of a weed-like plant that contaminates many shrubs and is harmful to pine trees. He recommended removal of shrubs, and Patrick has indicated that he could do this over the summer.

D. Phone Book: Marion Linkh indicated that phone books are available for \$1 from either her or Carol Lovejoy. She also asked that any additions or changes to the phone book be given to her or Carol.

E. Pool:

David Martin reported that the pool temperature remains at 86 degrees, and due to the warm weather it has not been necessary to cover the pool each day. The pool cover is damaged, and the committee is requesting that the Board replace it at a cost of approximately \$400.

F. Recorder at Meetings:

Carol Lovejoy asked for additional volunteers to take minutes at the meetings.

G. Welcome Packets:

Carol Lovejoy indicated that welcome packets continue to be distributed to new residents.

## 6. Volunteer Groups:

A. Crime Watch:

Carol Lovejoy reported that the Crime Watch picnic is scheduled for March 9<sup>th</sup> at Howard Park at shelter #6 from 11-2PM. This is an attempt to connect the police with rest of the community and is usually well attended by Windrush Bay.

B. Pool Table Replacement:

The committee has collected \$1213 for purchase of a pool table. It seems only a 7 foot table will fit comfortably. There appears to be one available in the \$700 range. Donations are still being accepted.

C. Social Activities:

Girls Night Out took place Feb. 20<sup>th</sup>, and Soup and Sunset is scheduled for Feb. 23<sup>rd</sup>. D.J. Night is scheduled for Friday, March 1<sup>st</sup> from 7-10 PM. The planning meeting for next year's activities is scheduled for March 13<sup>th</sup>.

7. Unfinished Business:

A. Pest Control Proposals:

The Board has received proposals from PCS, Green Tech and Impact. But recently the Board has been pleased with the present company's performance, and the Board will take no immediate action.

B. In discussing pool fence issues, finances were addressed. Jeff Schram asked for clarification, noting that there was a seawall reserve account with \$4854.09 and also a point project account. After discussion, the Board judged that the two accounts were really just parts of the same project and had just been separated on the advice of a vendor. The construction of the seawall was one part, but sidewalk, top soil, planting grass and benches were all part of the same project. Bob Tannura made a motion, seconded by Bob Hutchinson to change the name of the Seawall Project Account to the Seawall/Point project. Carried unanimously.

### C. Pool Fence Replacement:

The Board has received five proposals, and after considerable discussion, Bob Tannura made a motion, seconded by Carol Lovejoy, to contract with Superior Fence - Darren Pryor to install a 54" Commercial Grade Long Island Fence at a cost of \$8,000. Carried unanimously.

### 8. New Business:

A. Motion by Carol Lovejoy, seconded by Pat Altyn, to ratify Board action appointing Doug Goodrich to the Building Committee. Carried unanimously.

B. Motion by Carol Lovejoy, seconded by Bob Hutchinson, to ratify Board action authorizing additional tree trimming, removal and stump grinding by A & M. Carried unanimously.

C. Motion by Carol Lovejoy, seconded by Bob Tannura, authorizing Villa 30 to apply a new coating on entry steps and stoop - a light silver gray with blue undertones. Carried unanimously.

D. Motion by Bob Hutchinson, seconded by Judy Sutherland, to authorize Villa 12 to install acrylic windows in the lanai. Carried unanimously.

9. Announcement: Carol Lovejoy announced that all owners are invited to attend the Board Training at AmeriTech on March 16 from 9AM - 1PM.

10. Public Comment: Peter George addressed the Board concerning architectural issues related to the sale of Unit 609 formerly owned by Theresa Haralson. Since the issues are currently in litigation, the Board was unable to act.

11. Adjournment: Motion by Carol Lovejoy, seconded by Bob Tannura, to adjourn the meeting. Carried unanimously, and the meeting adjourned at 8:54PM.