

Windrush Bay Condominium Association, Inc

Minutes of Workshop Meeting

July 9, 2019

A Board of Directors' Workshop of the Windrush Bay Condominium Association Inc., was held on Tuesday, July 9, 2019. The president, vice president, treasurer(phone), secretary(phone) and director(phone) were present. The meeting was called to order at 10:00 a.m.

Others present were: Ashley Moore, Ameritech Association Manager; owner: Sheila Basque

Items Discussed:

Applications - a purchase application for 619 should be coming; villa 27 purchase application is in; renters for villa 17 have moved in.

Building - stucco work has been completed for both "B" & "G" buildings; the insurance adjuster came on last Friday to check the roof of H building. He returned on Saturday with a ladder and took pictures of the roof. Waiting to hear from our insurance agent on this. Discussion of 645 ongoing plumbing/ac drain issues. There appears to be a leak below the kitchen drain backing up into the kitchen. Patrick, with permission will check out the drain issue. The 2 ceiling entryways have been completed by Homeworks.

Pool - There are several nicks in the tiles around the pool. However, they are very small. Since the warranty is over on the tile work, these nicks won't be fixed. It's too small of a job to have a contractor come in to fix them. The new pool fence should be starting on July 15, 2019. Ashley will confirm the date with the company.

Grounds - keyed gate issue is over; there was an unmarked police car driving around the property and surrounding area on July 4th between 7:30-9:30pm.

Sprinklers - there are sprinklers going off a few times a week, by the new Jasmine (planted on Florida Ave.)- to help establish it.

Landscaping - lengthy discussion of concerns relating to our landscaping company.

Work Orders - the enclosure of 423 to be painted

Finance - n/a

Other discussion

A question was asked when the rules changed to allow trucks to park on property. It was explained by Carol that it was adjusted several years ago by a previous board to

allow trucks during the day. However, there is no overnight parking allowed on the property.

The term limits for board members was discussed. Florida's condominium laws changed in 2017. A board member may not serve more than four consecutive two-year terms. It is not retroactive.

Adjourned at 10:45 am.

Judy Sutherland
WBCA Secretary