

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
WBCA Clubhouse
Thursday, June 18, 2020 7:00 pm

1. **Call to Order:** President Carol Lovejoy called the meeting to order at 7:09 pm. Present were Judy Sutherland, Bob Hutchinson, Trudy Neal and Bob Tannura (by phone). Also present was Chris Stancil, manager from AmeriTech.
2. **Establish Quorum of Board:** All members of board were present; a quorum was established.

3. **Minutes of previous Board Meetings**

A. Motion by Carol Lovejoy, seconded by Judy Sutherland, to waive the reading of minutes board meeting Feb 20, 2020 and board workshops of Feb 25, 2020, March 10, 2020, and June 9, 2020. Carried unanimously.

B. Motion by Carol Lovejoy, seconded by Bob Hutchinson, to approve the minutes of board meeting Feb 20, 2020 and board workshops of Feb 25, 2020, March 10, 2020, and June 9, 2020. Carried unanimously.

4. **Report of Ameritech Manager:** Chris Stancil reported annual interior pest control treatment will take place July 20 and July 21 with Carol and Darryl escorting technicians. Laurose Landscaping terminated its contract with us after a loss of equipment destroyed by a fire. A walk around of a section of the property was done on June 2 by Chris, Carol, Bob H, and Darryl.

5. **Committee Reports:**

Buildings: Chair Bob H. reported that our buildings have been holding up pretty well so far this year and the repair/maintenance funds show this with a fairly large surplus. We have a few problems deferred during the COVID shutdown which are just beginning to get attention. These include stucco on G, J, and N buildings and a second-floor porch floor of 418 in B building which needs some work, none of which is going to be a major expense.

Our sprinkler/irrigation system is working the best Bob H has ever seen. Darryl Rusch, the maintenance man, has replaced a number of leaking sprinkler heads, which really improved water pressure and coverage at a reasonable cost, but we are considerably pared back irrigation budget for the year so far. Most of the necessary replacements and extra costs should be behind us now.

Darryl and manager Chris Stancil have also developed an extensive list of necessary tree trimming. Darryl and Bob H are taking care of those they can reach and A& M Tree service will soon be giving an estimate for the remainder. We have permits for the removal of two trees, by building D and H.

Beautification: No report.

Bike Room: Rules posted in the bike room.

Finance: Chair Jeff Schram reported that with 5 months of the 12-month calendar year in, I have good news to report. We were \$8,892.41 in the good for the month of May. For the year we are \$29,720.45 in the good. I am pleasantly surprised by some of these numbers because the 2020 budget was going to be really tight. Being \$19,394.26 in the good for the repair/maintenance building is the driving force behind this surplus. I will talk to the two Bobs about this and maybe put more money into the irrigation line for the next year instead. But remember we still have 7 months to go before the year is done. The 2-line items I am watching are our insurances. With this being 40% of our budget, these two are the hardest to predict. We are 4 to 8 months out when we do our August predictions. With the being said, with our annual budget of \$294,000.00 we are running \$2,653.59 under budget for these two. Remember we are one big weather event from being blown out of the water for this budget. The virus is also showing up big time. With people from foreign countries leaving early, the water and waste took a major drop.

Phone Book: Marion Linkh is retiring as chair. Judy Sutherland & Bob Tannura doing it.

Pool: no report

Recorder-at-Meetings: volunteers needed

Welcome Packets: behind on distributing packets to new owners & new year-round renters.

6. Volunteer Groups:

Crime Watch: See something, say something.

Social Activities: nothing planned. request for private party in October.

7. Unfinished Business

A motion was made by Carol Lovejoy that the Cadence CD expiring July 26, 2020, the Cadence CD expiring Dec 1, 2020, and the Servis First CD expiring Jan 8, 2021 all be renewed in a timely manner, at the best available rate at that time, with terms not to exceed 18 months.

Seconded by Bob H. Carried unanimously.

Entry doors of several condos need painting.

Committees suggested by president — updates.

Research for management company options — happy with manager Chris at present. will revisit this fall.

Security cameras - research to do, still looking into cameras. Owner Frank Cavallaro volunteered to help with this.

8. New Business

Carol Lovejoy made a motion (seconded by Bob Tannura) to ratify each of the following decisions by the WBCA Board of Directors that were made during the COVID-19 based emergency declared by the state of Florida (March 19 - June 1)

— to cancel scheduled board meetings 3/19, 4/16, 5/12

— to cancel scheduled board workshops 3/24, 4/14, 4/28, 5/12, 5/26

— to close pool 3/21

— to close clubhouse 3/26

— to approve proposal by Homeworks for \$750 to make repairs on B building and

villa 31

— to approve proposal by Watertight for \$800 to make roof repairs on villa 18 and E

building

—to approve proposal by Homeworks for \$620 to make repairs on villa 13

— to approve flood insurance payment due 4/10

— to approve request by villa 2 to replace pool equipment enclosure

— to delay annual interior pest control treatment by PCS from late April

— to approve request by condo 513 for patio pavers and painting cement

— to approve request by condo 604 to replace screen door in entryway

— to re-open pool 6/1 with CDC recommendations posted

— to re-open clubhouse with CDC recommendations posted

New Landscapers — TLC will begin 7/8/2020

Upcoming tree work and tree removal (pine by D building & tree behind 613) in preparation for hurricane season.

Smoking on individual enclosed patios was discussed in hopes that neighbors can come to a friendly agreement.

9. Announcements

Tues 6/23 at 10 am BOD workshop

Sat. 7/4 Tarpon Springs Fireworks CANCELLED

Tues 7/14 at 10 am BOD workshop

Thurs 7/16 at 7 pm BOD meeting

Tues 7/28 at 10 am BOD workshop

Tues 8/11 at 10 am at AmeriTech Budget 2021 Planning Workshop

NO BOARD MEETINGS ON AUG 20 OR SEPT 17

10. Adjourn

Carol Lovejoy made a motion to adjourn at 8:15 pm, seconded by Judy Sutherland. Carried Unanimously.

Respectfully submitted 6/25 by Peggy Babst, Temporary Recorder-at-Meeting
Edited by Board 10/13/2020