

Windrush Bay Condominium Association, Inc.
Board of Directors' Meeting
Thursday, January 21, 2021
WBCA Clubhouse 7:00 PM

1. **Call to Order:** Board President Carol Lovejoy called the meeting to order at 7:00 PM. Present were Vice President Judy Sutherland, Secretary Trudy Neal, Treasurer Bob Tannura, and Director Bob Hutchinson. Also present was AmeriTech Community Manager Chris Stancil.
2. **Quorum established.**
3. **Minutes: Motion** to waive the reading of the December 17th, 2020 Board Meeting was made by Trudy Neal, seconded by Judy Sutherland. **Carried unanimously.** **Motion** to approve the minutes from December 17th, 2020 Board Meeting was made by Carol Lovejoy, seconded by Bob Hutchinson. **Carried unanimously.**
4. **AmeriTech Manager Report:**
Three proposals are expected to fix the gutter issue 603 is having on G building. Chris had the IT dept add a new tab for insurance on our website. windrushbay.org. it will provide a quick link for owners to the regular and flood insurance declaration pages. One complaint regarding the pool sent to board members. No pest or termite issues received from homeowners.
5. **Committee Reports:**

Beautification Committee Report 1/21/21

I'm waiting for board permission regarding a natural fence by the dumpster at O building where the vacant lot is. This may help deter trespassers.

I'm also waiting for permission to purchase 2 hibiscus bushes for behind villa 18 where we removed 2 Invasive Brazilian Pepper trees. We also removed shrubs by the condo 629 to repair the stairwell. I would like permission to purchase plants to replace what we removed.

We could use some plants along the pavers going into the patio along side the clubhouse. Darryl said he had a few gardening timber's in the shop he'd put there if we wanted.

I have noticed that the railroad ties alongside the road between A building & the villas are pretty beat up. Wondering if we could replace those. Darryl also mentioned there is a wall by K building with railroad ties that should be replaced. Wondering if we could do that with landscaping stones.

Once the board decides on all of these plantings, I will go to Ace & purchase these plants so they will deliver them. I'd like to do it all at once. Including the front entryway flowerbed.

We did some cleanup this past week of some flowerbeds in common areas. A few owners helped out. Thank you.

Sincerely,
Mary Schram
Beautification Committee
WBCA

Building Report

Jan 21, 2021

Recent inspections have found some stucco problems. Stairstep cracks on the west parapet wall above the roof near 632 in building L need closer inspection, and the Southeast corner of F needs some minor stucco repair. Sam Swinton will be called in next week to inspect and estimate these two projects and minor work on the lanai of unit 603 due to water intrusion from above..

Darryl has also ordered lumber for replacing the dumpster enclosure near M building, the patio enclosure of unit 407 in building B, and the planter base around our entryway sign (which is backordered but should be arriving next week). We'll work on these projects as we have time.

Respectfully submitted,

Bob Hutchinson, Chair

Financial Report for 1/21/2021 Meeting

We finished the month of December 2020 \$6,469.68 in the hole. For the year we finished \$55,138.19 in the good. However, as I stated in the past, a lot of this surplus is COVID related. The board also decided to go in a different direction as far as one of our CD banks, Servis First. We will be looking for a different bank to take their place. With one CD remaining in Servis First, their money was transferred to BBT and Cadence.

Sincerely,

Jeff Schram

WBCA Finance Chairman

Phonebook Committee Report

The Windrush Bay Phonebook is currently being updated by committee members Bob Tannura, and Judy Sutherland; assisted by Carol Lovejoy and TJ Nagy. There will be an electronic one on the official windrushbay.org website. The phonebook consent form may be found listed on the above website.

Respectfully submitted,

Judy Sutherland, Chair

Pool Committee Report

We put the pool cover on December 1st. With the cold temperatures, the pool use is very minimal. Please remind all owners to tell their guests that with the pool cover on, the cover must be rolled up even if they just want to read in the pool area.

Sincerely,

Jeff Schram,

WBCA Pool Chairman

6. Volunteer Groups Report:

Crime Watch - due to covid concerns the monthly meeting has been cancelled. However, the monthly newspaper can be reached by going onto our website (windrushbay.org) and clicking onto the Crime Watch tab.

Social Committee- all activities are cancelled due to covid.

7. Unfinished Business:

Reminder that the clubhouse is only cleaned once a month. Residents may use the clubhouse in small groups. Please wear a mask and try to social distance. Also, wipe down the equipment in the exercise room after use.

The beautification committee with the help of the building committee will be creating a planting/bern by the left side of the O building dumpster. This will also serve as an additional deterrent to trespassers. In addition, the planting of some bushes behind J building was also suggested.

After quite a bit of discussion by owners concerning the gate, the board voted to leave as is. Both sides of the issue were addressed by letters from owners, in addition to owners voicing their concerns. The gate is presently used as a deterrent to trespassers and a marked decrease in trespassers has been observed.

Motion to leave the gate as was made by Trudy Neal and seconded by Bob Tannura.
Carried unanimously.

8. New Business:

Mary Schram was given the go ahead for the Beautification Committee's request to buy replacement plants for removed old original plantings.

Motion to move \$20,000 from money not spent in the 2020 budget to the roofing reserve \$12,000 and the pool reserve \$8,000.00 was made by Bob Tannura, seconded by Carol Lovejoy. **Carried unanimously.**

Jeff Schram raised the concern to look for another bank. We have some CDs coming due. Annuities were also discussed.

9. Announcements:

January 26, 2021 Board Workshop

February 9, 2021 Board Workshop

February 18, 2021 Board Meeting

February 23, 2021 Board Workshop

10. **Motion** to adorn the meeting was made by Judy Sutherland, seconded by Trudy Neal. **Carried unanimously.**

Adjourned at 8:30PM

Respectfully submitted,

Judy Sutherland

WBCA Vice President

