

Windrush Bay Condominium Association, Inc
Minutes of Workshop Meeting
January 13th, 2021

A Board of Directors' Workshop of the Windrush Bay Condominium Association Inc., was held on Tuesday, January 13th, 2021. The president, vice president, treasurer, and director were present. The meeting was called to order at 10:01 a.m.

Others present were owners: Jeff and Mary Schram.

Applications - none received.

Building Maintenance - 409 had repair & painting questions about their patio, 412 has a request for windows, gutter repair for 603.

Pool - rope must be on the pool at all times when children are in the pool enclosure, guests of owners are expected to follow pool rules, sunbathing & reading are not allowed when the solar cover is on the pool. When the pool maintenance man comes to service the pool - if asked to get out of the pool -so he can add chemicals to the water-all people in the pool must comply.

Sprinklers - ok. With the new pressure value system there are less problems.

Landscape- the entry way needs to be replaced. This work was approved last year but was put on hold due to COVID 19. Dirt is needed to create a berm in front of the vacant lot. Mary had a good point to order all plants needed at one to time to take advantage of Ace's free delivery. Double check if Mangroves will be done in March at the same price as last year.

Finance - Jeff explained we do have a surplus, however when we do next years budget we wont be able to use our current numbers. He went on to explain which CDs we have coming to and the need to find an additional bank. He also suggested that \$20 thousand from last year's surplus be used toward \$12 thousand for the roofing reserve and \$ 8 thousand towards the pool reserve for the heating system. (2022 our maintenance warranty will be over). Jeff suggest buying a new unit (2022) since having the warranty saves us a lot of money when repairs are needed.

We will need a full audit this year. There was no vote taken to waive the audit at the Annual Members Meeting which was unable to take place due to not enough proxies & owners present.

Motion to adjourn @ 11:15 am.

Respectfully submitted,
Judy Sutherland, WBCA Vice President

