

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, March 18, 2021 7:00 p.m.
WBCA Clubhouse

1. Call to order: President Carol Lovejoy called the meeting to order at 7:00 p.m. Present were Judy Sutherland, Bob Hutchinson, Bob Tannura, and Trudy Neal. Also present was Chris Stancil, AmeriTech Community Manager.

2. Establish a Quorum of the board: All members were present and a quorum was established.

3. Crime Watch Presentation: TSPD Officer Anthony Boone and Sargent Miller were present. Officer Boone spoke on Crime Watch and the importance of protecting our property from trespassers. It is a problem and they are aware of it and stressed the importance of keeping our doors and cars locked. They also suggested new signage with the city ordinance number on them to advise trespassers of the law. Do not approach them and call the police at the non-emergency number 1-727-937-6151. Do not answer spam calls which is also a problem. The Board thanked them for their service to our community and for attending and giving us a briefing on the trespassers that seem to have noticed our lovely point.

4. Resignation: Director Trudy Neal read her letter of resignation to the Board.

5. Minutes of Previous Board Meetings: A motion was made by Carol Lovejoy, seconded by Bob Hutchinson to waive the reading of the board meetings. Carried unanimously. (February 9, 2021 Board Workshop, February 18, 2021 Board Meeting, February 23, 2021 Board Workshop, and March 9, 2021 Board Workshop)

6. Report of AmeriTech Manager: Chris Stancil reported interior pest control will start March 26, 2021. Spring break is upon us, beware of trespassers at the point, avoid confrontation, call police. Eleven members are in arrears to the amount of \$3,998.09.

7. Committee Reports:

Buildings: The reroofing of buildings J and N have been postponed due to unavailability of the shingle color matching our other buildings. The company will begin manufacturing them, but the timing is not known. A potential roof leak at villa 31 was discovered during a home inspection, and Watertight inspected it yesterday. I have a proposal from them for \$500.00 which was received too late for tonight's agenda.

We continue to find new stucco problems at building K & L as well as finish stucco work on the structural repair of the stairs on building J. Sam Swinton will be proposing repairs tomorrow or early next week when he can get back here.

Respectfully submitted, Bob Hutchinson, Chair

Beautification: We have been busy on our property. We have wonderful volunteers helping when they can. Thank you to all of you. Our natural fence by the dumpster near O building is doing great. We mulched a few areas that have new plantings to keep them moist and to help prevent the berm from eroding. We weeded on Florida Ave. Now we are working on Windrush Bay Drive. We finished our to-do-list from individual owners, but not for long. We meet on Mondays at 9:00 a.m. if anyone would like to help out. We are concentrating on the main common areas at this time. With 14 acres of property, it feels like we never get anything accomplished.

Respectfully submitted, Mary Schram, Chair.

Finance: We finished the month of February \$2,033.46 in the hole. However, for the year we are \$7,706.26 in the good. The main culprit for being in the hole, is the repair/maintenance of the buildings. We spent \$7,134.75 for the month, which was \$3,384.75 over our monthly budget. These repairs that were done were badly needed. I expect the next two months to follow the same pattern as February. We are presently working on our flood insurance which is due April 10th.

Respectfully submitted, Jeff Schram, Chair.

Pool: The pool has been a very busy place during the last month. Within the next week I expect Greg the welder to have our pool cover holder ready. There was a delay because of the plastic sleeve which holds the bearings having to be special ordered. The pool inspector was here March 15, 2021 and we passed everything.

Respectfully submitted, Jeff Schram, Chair.

Phone Books: No report.

Recorder at Meetings: Still looking for volunteers.

Security Cameras: Being researched.

Welcome Packets: No report.

8. Volunteer Groups Report

Crime Watch: Guest speakers Officer Boone and Sargent Miller on trespassers.

Social: announcement was made that there are two new owners who volunteer to take on the social activities for Windrush Bay. Thank you Dianne DelMedico and Cathy Bianchi.

9. Unfinished Business: Health and safety guidelines concerning COVID pandemic.

12 storage units off of laundry room need to be identified with user's names and unit number and a policy of assignment when users leave WBCA.

There is a depression developing in the road near the drain by L building. We believe it is a leak in the storm drain in that area. Chris said he knew of a plumbing contractor who was certified to do sink holes and that he would get in touch with this contractor.

10. New Business:

A. A motion was made by Carol Lovejoy, seconded by Judy Sutherland to ratify the new signs on property with placement of ordinance number on signs. Carried unanimously.

B. A motion to ratify the moving of the pool sign with addition of the use of the solar pool cover rules was made by Carol Lovejoy, seconded by Bob Hutchinson. Carried unanimously.

C. Pool rule sign to reflect pool rules revision approved by Board on 12/19/2019.

D. Request by villa 2 to rebuild shed, awaiting completed paperwork.

E. Repair stucco on buildings J, K, and L awaiting proposal from Sam Swinton .

F. Motion made by Carol Lovejoy, seconded by Bob Hutchinson to ratify the repair of stucco on building C and concrete sidewalk section by building O for \$2,400.00 by Sam Swinton.

G. Motion made by Carol Lovejoy, seconded by Bob Hutchinson to ratify the payment of \$1,525.00 + \$1,400.00 for gutter replacement, fascia repair, and wood replacement to building G.

H. Motion made by Carol Lovejoy, seconded by Bob Hutchinson to ratify the request by unit 508 for a security light to be installed.

I. Motion made by Carol Lovejoy, seconded by Bob Hutchinson to ratify the replacement of a screen door for 508.

J. Motion made by Carol Lovejoy, seconded by Bob Hutchinson to ratify the installation of acrylic windows on the lanai of 631.

K. Motion made by Carol Lovejoy, seconded by Bob Hutchinson to ratify the request by 412 to replace windows.

L. Motion made by Carol Lovejoy, seconded by Bob Hutchinson to ratify the request by 414 to replace windows.

M. Motion made by Carol Lovejoy, seconded by Bob Hutchinson to ratify the request by villa 27 to install a water treatment system.

N. Request by 605 for smoke blocking partition at east end of front patio.

O. Request by 604 for a smoke blocking partition in the open area under kitchen window and entryway.

Bob Hutchinson, Building Committee Chairman spoke about initially thinking of a temporary “in-house” solution, but on further consideration, realized that with new tighter standards for wind mitigation, a licensed contractor should do any work decided upon by the board for smoke partitions.

A motion was made by Carol Lovejoy, seconded by Bob Hutchinson to seek a contractor to advise them on the availability and cost of smoke blocking partitions requested by 604 and 605. Carried unanimously.

11. Announcements:

Tuesday, March 23 10:00 a.m. Board Workshop

Friday, March 26, beginning at 9:00 a.m. - Annual PCS Interior Pest control treatment.

Tuesday, April 13, 10:00 a.m. Board Workshop.

Thursday, April 15 7:00 p.m. monthly Board Meeting

Friday, April 16 10:00 a.m. until midnight - clubhouse reserved by 604 for private function. (Board Approved)

12. Adjourn: meeting adjourned 8:43 p.m.

Respectfully submitted,

Mary Schram, Secretary