

Windrush Bay Condominium Association  
Board of Directors Meeting  
Thursday, October 21, 2021 7:00 PM  
WBCM Clubhouse

I President, Carol Lovejoy, called the meeting to order at 7:00. Board members Judy Sutherland, Mary Schram and Carol Lovejoy were present, and Bob Hutchinson and Di DelMedico were on conference call. Also present was Ameri- Tech Community Manager, Chris Stancil.

II Quorum was established

III A. Motion by Judy Sutherland, seconded by Mary Schram, to waive the reading of the minutes of the May 20, 2021 Board Meeting and the August 10, 2021 Planning Workshop for the 2022 Budget. Carried unanimously.

B. Motion by Judy Sutherland, seconded by Mary Schram, to approve the minutes of the May 20, 2021 Board Meeting and the August 10, 2021 Planning Workshop for the 2022 Budget. Carried unanimously.

IV Report of the Ameri-Tech Manager:

Chris Stancil reported that the packets for the Annual Meeting were sent out on October 21, 2021 and are also available by e-mail upon request. He indicated that although he has not been walking the grounds with Darryl Rusch recently, Darryl has been completing work order requests, and keeping up with maintenance needs. Gutters on the condo buildings will be cleaned shortly. A new roof was installed on Building F after several leaks were reported. Chris also reported seven sales and four leases have been approved, and a continuing pest problem at several villas is being addressed.

V Committee Reports:

A. Beautification:

Mary Schram reported that Barbara Lerch will be returning after Thanksgiving. Since Mary will have to curtail much of her activity due to knee issues, she stressed the importance of additional volunteers. At present the committee has not decided upon a specific work schedule, but one will be set after the Barbara returns. Mary also asked that residents treat Beautification Committee members with respect and remember that members are volunteers. Consequently, in cases where a resident has an immediate landscaping need, it may be necessary to contract with a professional to complete the project.

B. Buildings:

Bob Hutchinson reported that the roof on building F has been replaced, after leaks were reported, at a cost of \$25,000. In addition, a major repair was made by Friends Plumbing under the pad at Building M at a cost of over \$10,000. The submerged pump for the sprinkler system was replaced for \$5,000. Plans are being made for the scheduled roof replacements on buildings A,C,E,K and L during 2022.

#### C. Fence/Keyed Gate:

The committee continues to gather information. Carol Lovejoy will contact the county to determine how far into the mangroves the Association would be permitted to go to construct a fence.

#### D. Finance:

Jeff Schram reported that we finished the month of September \$8,247 under budget. Although at present we are \$32,082 under budget for the year, the figure is misleading since the prepaid maintenance fee was \$23,324. Therefore, for the next three months, the money coming to this budget line item has already been paid. Jeff also explained that the \$5,000 for the irrigation pump and the \$8,500 for the plumbing issue had been inappropriately charged to the community owned FAC. He, therefore charged those expenditures to the repair/maintenance account which will probably come out of savings.

#### E. Phonebook:

Judy Sutherland reported that Bob Tannura puts the updated phonebook on line once each month. The phonebook can be accessed on the Windrush website. A hard copy will be printed and available to residents in January.

#### F. Pool:

Jeff Schram reported that the shaft for the roller-upper of the pool cover was put in with new stainless steel screws. The pool cover, which soon will be three years old, will be put on the final week of November. However, it will not be rolled out and the pool double locked until around December 1st.

#### G. Security Cameras:

The issue is still being studied.

#### H. Welcome Packets:

Sally Romano continues to distribute Welcome Packets to new residents. Glenda Shepard has volunteered to help Sally.

### IV Volunteer Groups

#### A. Crime Watch:

Carol Lovejoy reported that the Police Department has not allowed meeting inside their building during the COVID Pandemic. Residents may still call the police regarding their safety concerns and can call the non-emergency number 727-938-2849 or 911 in case of emergency.

#### B. Social Activities:

Although the committee does not have a formal social calendar, a Halloween Party is planned the clubhouse on Sunday, October 31, at 5:00 PM. See bulletin boards for information.

### VII Unfinished Business

A. The request by Villa 2 to rebuild the shed was removed from the agenda pending additional information.

#### B. Fire Hydrant Update:

Carol Lovejoy summarized issues related to the fire hydrant with a large crack in its cap. Proposals to replace the hydrant run about \$5,500. At present, the hydrant is operational. The Board will seek direction from the Fire Department before proceeding.

C. Motion by Carol Lovejoy, seconded by Judy Sutherland that the Board publicly ratify the following eighteen board decisions made since the May 20,2021 Board Meeting:

1. Request by villa 39 for new lanai window and door
2. Replace roof of building F \$24,500
3. Request by condo 502 for new windows
4. Request by villa 29 for pavers
5. Request by condo 508 to donate 3 trees by E & F buildings
6. Repairs by K Dilley (34 items for \$1675)
7. Tree trimming by E & F buildings \$500
8. Replace gutters for F building (\$780)

9. Request by 602 for kitchen cabinets
10. Request by villa 29 for closet in lanai
11. Request by condo 501 for patio concrete painting
12. Stucco repairs and painting by S Swinton for E, G , L buildings \$375
13. Request by condo 633 for new windows and slider
14. Plumbing work under concrete pad at condo 641 and 643 by Friends plumbing \$9880
15. Concrete repair at 641 by S. Swinton
16. Stucco repair at 643 by S. Swinton
17. Irrigation pump replacement by High Point Well \$5000
18. Pool circulation pump and chiller repair (\$3250). Carried unanimously.

VIII New Business:

- A. Motion by Bob Hutchinson, seconded by Judy Sutherland, to approve the request by villa 22 for new windows. Carried unanimously.
- B. Request by villa 31 for a landscaping change was withdrawn from the agenda pending information.

IX Announcements:

- A. Carol Lovejoy indicated that the Board workshop meeting scheduled for Tuesday, October 26 has been cancelled.
- B. The mailing from Ameri-Tech dealing with the annual budget and the annual meeting on November 9th was mailed on October 21.
- C. Members were asked to return proxies as soon as possible.

X Public Comments:

- A. An inquiry as to why the villas have flood insurance was addressed by the Board.
- B. A request that leaning pine trees in the courtyard of O building be addressed. Carol Lovejoy will contact the arborist.

XI Adjournment:

Motion by Carol Lovejoy, seconded by Judy Sutherland, to adjourn the meeting. Carried unanimously and the meeting adjourned at 7:59 PM.