

Windrush Bay Condominium, Inc.
Board of Directors' Meeting Minutes
Wednesday, September 21, 2022 @ 7pm
WBCA Clubhouse with Zoom available

I. Call to Order: President Judy Sutherland called the meeting to order at 7:00 pm. Also present was Julie Eichner, Vice President and Chris Stancil, Ameri-Tech Community Manager. Present by Zoom was Gina La Rocca, Secretary, Bob Hutchinson, Treasure and Bob Tannura, Director.

II. Quorum was established.

III. Motion by Julie Eichner, seconded by Bob Tannura to waive the reading of the minutes for May 18, 2022 Board of Directors' Meeting, August 10, 2022 Budget Workshop and August 10, 2022 Special Board of Directors' Meeting. Carried unanimously.

Motion by Bob Tannura, seconded by Bob Hutchison to approve the following minutes for May 18, 2022 Board of Directors' Meeting, August 10, 2022 Budget Workshop and August 10, 2022 Special Board of Directors' Meeting. Carried unanimously.

IV. Report of Ameri-Tech Manager included having 2 cleaning quotes for the clubhouse. Both were higher than our present cleaning crew contract.

V. Committee Reports:

- A. Beautification Committee - No report until October when Mary Schram will be back on property.
- B. Camera Security RE: Clubhouse

Windrush Board of Directors:

The committee has been working diligently with two contractors regarding the installation of security cameras at Windrush Bay. Unfortunately, and not due to lack of effort, I don't feel that we are ready to make a recommendation to the board at this time.

So far, we have been in contact with Time on Target and TP Services Group. They are both companies based locally. They have been very responsive in terms of visiting our community and reworking several estimates.

As most of you are aware, I proposed these measures two years ago. Technology/Cost has changed, but the need has not. At present, we have been able to review several of the estimates which include costs, quality and

necessity. We have viewed footage of several types of cameras as well as license plate readers. Needless to say, there are many choices. We wish to present to the board a variety of sensible and affordable options. It is for this reason that we will require additional time to consider what makes the most sense for our community.

I believe that at the next board meeting Pat and I will be able to present a system that suits our needs and also comes in below our budget. We appreciate your patience. I plan on attending tomorrow's meeting to clarify your questions/concerns as best as I can at this time.

Anthony LaRocca #602

C. Finance & Pool Committee Report

With the pool being scheduled for 11/28/22 - 12/7/22 for the hydraulics & chemical feeds to be redone, I need approval from the board for the following: We need to transfer \$10,972.00 from the flood insurance refund. \$10,000.00 should go to the Community Owned FAC Account & \$972.00 to the pool reserve. (Not having enough money in the pool reserve, this is the only way we could go, through the community fund. We would have missed the deadline with all of the paper shuffling.)

We then need to take \$22,000.00 from the BB&T operating fund & put that into the pool reserve fund. We need to pay Pool Works \$19,750.00 by 9/22/22. Then on December 1st we need to pay them \$15,800.00. On December 7th we need to pay them \$3,950.00. Even though they are due this at that date, I think we should pass it all now.

After the first of the year, I would still like to take \$21,000.00 out of the BB&T operating fund account & put into the roofing reserves. At the end of August we were \$38,456.34 in the good. With 3 months to go, I'm trying to plan for \$52,000.00 insurance hit we will take on December 5, 2022. I'm only concentrating on the pool & roofing at this time. Getting quotes for the other reserves is fine.

Sincerely,

Jeff Schram,
Finance Chairman WBCA

Motion made by Judy Sutherland, seconded by Bob Tannura to transfer \$10,972.00 from the flood insurance refund. \$10,000.00 to go into the

Community Owned FAC Account and \$972.00 to the pool reserve. Carried unanimously.

Motion made by Judy Sutherland, second by Bob Hutchinson to take \$22,000.00 from the BB&T operating fund and put into the pool reserve fund. 4 yes votes, 1 no.

D. Kayak Exploration Committee
Kayak Rack Report

The committee looked at several options for placement of the kayak rack and policies and procedures in maintaining and use of the rack. At this time we are not comfortable proposing an amendment for vote in November. We will continue to look at optimal placement and refine the guidelines in the hopes to have it come to vote next November.

Submitted by
Gina LaRocca

- E. Phonebook - upto date on the official website
- F. Recorder-at-Meeting - always looking for volunteers
- G. Welcome Packets - will resume in October

VI. Volunteer Group Reports:

- A. Crime Watch - click on the link on our website windrushbay.org for the latest newsletter from the Tarpon Police Department.
- B. WBCA Social Group Activities - A calendar should be available for the January to March 2023 in January. Please check the bulletin boards for any events happening before that.

VII. UnfinishedBusiness:

- A. Survey results - There was an 30- 35% response to items on the survey. Not quite enough to have a vote at the membership meeting in November, including the cable for this year. Some response were very negative, others were positive. The board has taken both responses into account as they move forward.
- B. A discussion was held concerning both the pros & cons of having a fixed budget as opposed to assessments.
- C. The pool is having maintenance done at the end of Nov. This will close the pool down for 4-6 weeks. When we know the exact starting day the community will be informed.
- D. At this time the board is moving ahead with a proposed parking amendment which would allow personal pickup trucks to be allowed on property. Included will be a map to show the limited non parking areas of the condos. Villas and most of the condo would be allowed. There would be no truck parking allowed in E/F and G parking lots or by the corner of J/H & N buildings. Also, looking into a nuisance amendment to help the boards ability to evict and send violation letters quicker from the lawyer. Owners could incur the lawyer fees.

VIII. New Business:

A. The Camera Security Committee is working very hard to pull a security system together to present to the board for consideration. This would include cameras for the clubhouse.

B. Discussion of updating the Rules and Regulations to include all owners and renters having background checks.

Adjournment @ 8:30 pm