

Windrush Bay Condominium Association, Inc.
Board of Directors' Meeting
Wednesday, February 15, 2023
7:00 PM
Clubhouse

1. The Board President, Judy Sutherland, opened the meeting at 7:00 PM. Present were Board members Julie Eichner, Bob Hutchinson, Judy Sutherland, and Bob Tannura. Gina LaRocca participated via Zoom. Also present was Bob Kelly, from AmeriTech, substituting for Chris Stancil who had a scheduling conflict.
2. Quorum was established.
3. Motion by Bob Hutchinson, seconded by Bob Tannura, to waive the reading of the minutes of the January , 19, 2023 Board of Directors' Meeting and the reconvened Amendment Changes Meeting of February 6,2023. Carried unanimously.
Motion by Bob Tannura, seconded by Bob Hutchinson to approve the minutes of the January 19, 2023 Board of Directors' Meeting and the Reconvened Amendment Changes Meeting of February 6, 2023. Carried unanimously.
4. Report of AmeriTech Manager: Bob Kelly summarized the Homeowner Association fees report and indicated that thirteen units are not totally paid, the total uncollected balance is \$3790.23. However, no unit is more than thirty days behind in payment.
5. Committee Reports:
A. Beautification: Mary Schram reported that she and Barbara Lerch been working throughout the property on Monday mornings at

9:00 am. Volunteers are needed. Mary has been posting information on Facebook in order to keep the community informed concerning committee activities

B. Pool: Jeff Schcram indicated that the pool has been in steady use for the month of January. The county pool inspector passed on all issues concerning the pool. Jeff reported that the pool blanket is four years old and will likely need replacement before the beginning of next season.

C. Finance: The Association finished the month of January approximately \$3,000 under budget. That figure is misleading, however, because by December the Board will need a 20% down payment of insurance.

D. Phonebook: Bob Tannura reported that several minor corrections have been made in the phonebook which was distributed in January. The most updated version is available on the website, and is usually revised at the beginning of each month.

E. Recorder at Meetings: Anyone willing to take minutes at meetings is encouraged to volunteer.

F. Welcome Packets: The packets which are given to new residents contain pamphlets available from the Tarpon Springs Chamber of Commerce. The Chamber provided only thirty copies of each pamphlet and the supply has run out. Glenda Shepherd is trying to get additional supplies and, when available, will distribute the packets.

6. Social Activities: Cathy Bianchi thanked members who purchased tables and enumerated the events which have been planned-- virtually one per week until the end of March. The list of activities is posted on bulletin boards, but additional information is available on Facebook and "News and Notes." She encouraged all residents to attend the planned events, and welcomed suggestions for future activities.

7. Unfinished Business:

A. Trucks: The Board discussed proposed Rules and Regulations for trucks, pickup trucks and size regulations for trucks. (1) Trucks must be standard two or four door pickup trucks. (2) No bed of the truck can exceed the space into the road blocking the roadway. (3) No advertising with magnetic or lettering is permitted. (4) Nothing should be visible in the bed. (5) No oversized or raised trucks are permitted and (6) No double wheels are permitted. After discussion and minor editing, Motion by Bob Hutchinson,

seconded by Gina LaRocca, to approve the size regulations proposed by the Board. Carried unanimously. The regulations will be posted on the website.

B. Trees: Discussion took place concerning removal of several trees behind villas 34, 35, 38 and 39, mangrove trimming and two trees near building E and F. In addition, discussion of roofing for the villas and need for proposals. Jeff Schram expressed concern about finances and indicated that timing is extremely important. He reminded the Board that CDs will mature on 5/5/23, 5/21/23 and 11/16/23 and asked that the board take this into consideration before finalizing any contracts with vendors. Chris Stancil will obtain and review proposals for tree service, and the Board will study and finalize roofing proposals. These will be action items at the March meeting.

8. New Business:

Motion by Bob Hutchinson, seconded by Bob Tannura, to authorize Unit 504 to install acrylic windows on the lanai. Carried unanimously.

Motion by Judy Sutherland, seconded by Bob Hutchinson, to approve the payment of \$3,520.00 (plus tax) in gate valves and 4 in check valves as all new plumbing for the lift station.

The Board discussed a letter sent to Chris Stancil from Terri B. Whetzel, the property manager for Windrush North Association. The letter asserted that roots of the ficus rubber trees located on Windrush Bay property are damaging the roadway in Windrush North. Ms. Whetzel requested that Windrush Bay share the proposed \$6,500 proposed cost for tree removal. Bob Tannura summarized the relationship between Windrush Bay and Windrush North over the last several years and categorized that relationship as deteriorating from the very positive relationship that had existed previously. He enumerated several points of conflict and indicated that he will not support Ms. Whetzel's request. Further discussion revealed a reluctance to remove the trees even if Windrush North paid for the entire project. Residents value the shade the trees provide, and Ms. Whetzel's assertion that the ficus rubber trees are damaging the roadway was called into question.

The consensus of the Board was that further discussion with Windrush North on a variety of issues was necessary before any action will be taken. Motion by Judy Sutherland, seconded by Bob Tannura, to reject the proposal of Windrush North, requesting the removal of ficus rubber trees, but informing Windrush North that there is still room for discussion. Carried unanimously. Bob Tannura will draft a letter responding to Ms. Whetzel, and forward it to Chris Stancil for further revisions if necessary. After the board members review the final draft it will be sent.

9. Announcements: Judy Sutherland reminded residents that dogs must be on a leash and their waste picked up immediately. She also advised owners that, when mulching, to use Cypress gold (non-rubber) or brown/black Vigoro Rubber mulch. Also, she asked that unit owners check with the Board or the Beautification Committee before cutting down shrubs.
10. Adjournment: Motion by Bob Tannura, seconded by Julie Eichner, to adjourn the meeting. Meeting adjourned at 8:10 PM.