

Windrush Bay Condominium Association, Inc.  
Special Board of Directors' Meeting  
Tuesday, March 28, 2023  
WBCA Clubhouse  
3:00 PM

1. Call to Order: Board President, Judy Sutherland, called the meeting to order at 3:05 PM. Present were Board Members: Bob Hutchinson Judy Sutherland and Bob Tannura. Gina LaRocca Participated via Zoom. Also present was Chris Stancil from AmeriTech.
2. Quorum was established.
3. Minutes of the previous Board Meeting:  
Motion by Bob Hutchinson, seconded by Bob Tannura to waive the reading of the minutes of the March 15, 2023 Board of Directors' Meeting. Carried unanimously.  
Motion by Bob Tannura, seconded by Bob Hutchinson to approve the minutes of the March 15, 2023 Board of Directors' Meeting. Carried unanimously.
4. Unfinished Business:  
Three proposals for the roofing of the villas were received and evaluated.  
Motion by Bob Tannura, seconded by Bob Hutchinson to accept the proposal of No. 1 Roofing to replace roofs of all 39 villas with Peal and Stick and Golden Pledge (20 Year) warranty at a cost of \$277,235, unless Watertight Roofing submits a proposal for the same quality roof for less than \$282,235. Carried unanimously.

Condo Painting:

Motion by Judy Sutherland, seconded by Bob Tannura to authorize LOWES to begin painting all condominiums at the earliest possible date at a cost not to exceed \$106,400. Carried unanimously.

Tree Trimming and Removal:

Motion by Bob Hutchinson, seconded by Bob Tannura to accept the proposal of Pecker Head for trimming and removal of trees at a cost not to exceed \$3600. Carried unanimously.

Motion by Bob Hutchinson, seconded by Bob Tannura to accept the proposal by H & H Environmental Services to trim the mangroves and remove ficus and palm trees at a cost not to exceed \$6086. Carried unanimously.

Drainage and Remediation:

Motion by Judy Sutherland, seconded by Bob Hutchinson to authorize George Shrimp to complete a topographic survey of the area behind Villas 34 and 39 (needed for ARO Engineering to complete a drainage remediation proposal for the area) at a cost not to exceed \$2,500. Carried unanimously.

Motion by Judy Sutherland, seconded by Bob Hutchinson to accept the proposal by Daniel Epperly to complete a plan for drainage remediation for the area around Villas 34 and 39 at a cost of \$2,500. Carried unanimously.

Bob Hutchinson discussed issues involving the well and pump and indicated that reclaimed water might possibly be used until a more permanent solution is found.

5. Adjournment:

Motion by Bob Hutchinson, seconded by Bob Tannura to adjourn the meeting. Carried Unanimously and the meeting adjourned at 4:15 PM.