

Windrush Bay Condominium Association Inc.
Board of Directors' Meeting
Wednesday 17, 2024 7:00 PM

WBCA Clubhouse

- I. Call to Order: President, Judy Sutherland called the meeting to order at 7:03 PM. Present were Board Members, Patrick Dillon, Carl Hicks, Bob Hutchinson, and Bob Tannura. Also present was Phil Colettis, LCAM, representing AmeriTech, our new property manager. Ellyse Vosselman, LCAM was unable to attend due to a scheduling conflict.
- II. Quorum was established. All board members were present.
- III. Motion by Bob Hutchinson, seconded by Patrick Dillon, to waive the reading of the minutes of the Board of Directors' meeting of October 5, 2023, the Board Zoom budget workshop meeting of December 12, 2023, and the Board meeting with Ellyse Vosselman on December 20, 2023. Carried unanimously.

Motion by Bob Hutchinson, seconded by Patrick Dillon, to approve the minutes of the Board of Directors' of October 25, 2023, the Board Zoom Budget workshop meeting of December 12, 2023, and the Board Meet and Greet with Ellyse Vosselman on December 20, 2023. Carried unanimously.

- IV. Report of the AmeriTech Manager:
Phil Colletis reported that no accounts were more than 60 days delinquent, and only one is more that 30 days delinquent. Windrush North changed its address, and the accounting department of AmeriTech now has the correct address and is in the process of collecting funds. Community inspections continue to be done weekly as is ongoing communication with maintenance. Second violation notices have been sent to Unit 646 for the window violation and a first violation notice has been sent for trim and paint color. Fire extinguishers, which were two years past due, have been serviced and an overpayment of \$5,797 was received from H&H Tree Trimming.
- V. Committee Reports:
A. Beautification: Mary Schram reported that she will be unable to participate in the

Beautification Committee due to upcoming knee surgery. Volunteers are needed.

B. Building Committee: Technically the association does not have a Building Committee at present. Judy Sutherland oversees work orders. Volunteers are needed.

C. Finance: Jeff Schram reported that the association finished the month of

December \$29,054 under budget, and \$11,954 under budget for the year. No insurance was taken out in December because the association changed to Citizens Insurance. In January 20% of the insurance premium will be paid, and for the remainder of the year will be \$20,870 per month. Although the association anticipated and budgeted for a 75% insurance increase, Citizens came in at a 12.4% increase. Thus, instead of paying \$380,000 for insurance, the association will be paying \$244,221 –a substantial savings.

D. Jeff Schram reported that temperatures have been cooler than usual, and the temperature sensor on the 2022 heater failed. The repair was under full warranty. The new pool cover is a real asset.

E. Phone Book: Bob Tannura reported that the association is discontinuing the paper phone book

due to price increases. The phone book is available on the residents' portal at windrushbay.org. The online phone book is up to date and will continue to be updated monthly.

F. Recorder at Meetings: Rich Linkh reported that he planning to put his condo on the market. When it sells, he will no longer be an owner and will not be able to record meetings. Volunteers to take minutes are needed.

G. Crime Watch: Cathy Bianchi reported that the January 23rd meeting of Crime Watch with Officer Boone will be hosted at the Windrush Bay Clubhouse. Volunteers are needed.

H. Social Committee: Nancy Hicks, Di DeIMedico, and Cathy Bianchi have planned an extensive series of events in January, February and March. Details are posted on the bulletin boards and on windrushbay.org.

VI. Unfinished Business:

A. Fire Hydrant Update: Judy Sutherland explained that one of the fire hydrants on the property needed repair. D&D made repairs at a cost of \$7,000 but the hydrant is still not working, and D&D has been unresponsive. The association received a proposal from Piper to replace the hydrant for \$144,775.89. There are three fire hydrants on the property,

and the association wants to be sure that the malfunctioning hydrant is necessary.

Motion by Bob Hutchinson, seconded by Bob Tannura, to authorize the Board to accept the proposal from Piper Fire Protection to replace one hydrant and install an underground gate valve and road box at a cost of \$14,775.89.

The motion stipulates that the Board will act on the proposal only after consulting with the Tarpon Springs Fire Department to ascertain whether the hydrant is necessary for safety and required by code. Carried unanimously.

- B. Further discussion ensued concerning D&D's performance and accountability. Judy Sutherland will contact the City of Tarpon Springs to determine whether D&D followed required procedures such as applying for a permit and arranging for required inspections, etc. If it appears that D&D has been negligent in any way, Judy will contact the Board's attorney and will seek legal advice.
- C. Villa roofing has been completed, and painting of the condos is almost completed except for a few spots.
- D. Motion by Bob Hutchinson, seconded by Carl Hicks, to ratify two Board decisions approved since the October meeting, namely the approval of replacement windows for units 604 and 424. Carried unanimously.

- VII. New Business:
The Board discussed the timetable for tree removal and trimming. The arborist will be contacted in February and schedule the removal and trimming for the spring.
- VIII. Announcements:
Judy Sutherland asked the residents not to park on the side of the road or on the grass. This creates a safety hazard for emergency responders, and parking on the grass can damage the irrigation systems
She also reminded the residents that the speed limit within the community is 15 mph and reinforced the issue that dogs must be on a leash at all times and waste must be picked up immediately.
The next scheduled meeting is February 21, 2024, and the Finance workshop will be held on January 23, 2024 at 11:30 AM.
- IX. Adjournment:
Motion by Bob Tannura, seconded by Bob Hutchinson, to adjourn the meeting. Carried unanimously. Meeting adjourned at 815PM.

