

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting Minutes
Wednesday, March 20, 2024
WBCA Clubhouse and Zoom

1. The meeting was called to order at 7:01pm by the president, Judy Sutherland
2. A quorum was established, with all board members present. Also present was Ellyse Vosselmann, our AmeriTech property manager. Twelve owners were also present.
3. The reading of minutes of previous meetings, including the Board of Directors meeting on January 17, 2024; Board of Directors Financial Workshop on January 17, 2024; and the Board of Directors workshop with Arborist on February 28, 2024 were waived by a motion of Judy Sutherland, seconded by Bob Hutchinson carried unanimously.

The approval of minutes of previous meetings, including the Board of Directors meeting on January 17, 2024; Board of Directors Financial Workshop on January 17, 2024; and the Board of Directors workshop with Arborist on February 28, 2024 were approved by a motion of Judy Sutherland, seconded by Bob Hutchinson carried unanimously.

4. Report of the AmeriTech Manager:

Ellyse Vosselmann reported that only 2 accounts were delinquent. Community inspections are ongoing. H&H, who was overpaid for a previous project is trimming the mangroves and palm trees instead. Plumbing issues are being addressed, as are proposals going out for the parking line painting.

5. Committee Reports:

- a. Finance: Jeff Schram reported that unexpected expenses were paid. Interest on the 3 year \$180,000.00 annuity with Synovus Bank of \$11,665.99 was received. A motion was made by Bob Hutchinson and seconded by Bob Tannura to move the interest into the interest fund, with \$7000 directed into the pool fund and \$4665.99 moved into the Sprinkler, Grounds and Mulch Fund. The motion carried unanimously.
- b. Pool: Jeff reported that the pool is in good shape and will be continuously monitored Sharon Tucker and himself, with a projected refurbishment not due yet. The pool has received heavy usage and the tiki hut was painted by volunteers. A short discussion of pool rules followed.
- c. Kayak exploration Committee: Mike Reber reported that potential launch sites were being explored, with little success, due to tide and City requirements. A storage rack was also being investigated by the committee and consideration of these issues will continue. A survey on our FaceBook page demonstrated an interest from the community.
- d. Phonebook: Bob Tannura reported that the phonebook is in the continual process of being updated, with a possibility of separating owners from renters, since the latter is more fluid.
- e. Recorder-at-Meetings: Jacqueline Wickenheisser has volunteered

f. Social Committee: Cathy Bianchi reminded the attendees to check the FaceBook group Windrush Bay Friends for updates and be aware that the happy hour on Good Friday 3/39 may be cancelled. Cathy thanked everyone for their help and support this year, and the audience thanked Cathy and her committee for the tremendous job they have done with all the functions.

6. Volunteer Group Reports:

Crime Watch: Cathy Bianchi continues to support the need for some type of car identification and discussed the future adoption of a Flock License Plate Reader at a cost of \$2500 per camera per year to identify people who belong on the property. Patrick Dillon reminded us that this Flock Camera was suggested by the Security committee last year. She also mentioned an upcoming fundraiser at Jimmy's Pizza on April 15th from 5pm-8pm. The committee is considering a bicycle registration event next year with the Police Department. Mike Reber, who is here all year will co-chair the Crime Watch committee.

7. Unfinished Business:

Hydrant: The hydrant by Villa 30 will take 6 weeks to replace, since it is a custom above-ground hydrant. Bills from Summit Fire & Security for the inspection \$964 and replacement \$11,542 have been ratified. Bills from Dario for \$5000 for stucco work on Buildings E & G were also ratified.

8. New Business:

a. Electrical repair for pool and clubhouse: repairs were carried out with bills ratified for \$15,778 to Weather Chek Electric for electric and \$7,160 for plumbing repairs to units 507, 511, 621, 641 and outside villa 20. This damage occurred by water getting into the wires.

b. Repainting of condo parking lot lines, numbers, and car stoppers: Ellse is investigating proposals

Mangrove and palm trimming: H&H will do this to work off the double payment for previous work done

c. Tree Trimming and removal: The Arborist walked the property on February 28. The mangroves growing into the drain should be cleared, pending a city permit. Brazilian Peppers, an invasive species should be removed. A motion was made by Judy Sutherland, and seconded by Bob Hutchinson to contract with Pecker Heads Tree Service for up to \$13,250 to remove the trees identified during the walk-around, including stump grinding (see proposal)

d. Motion was made by Judy Sutherland and seconded by Bob Hutchinson to change rules and regulations for Windo Guidelines in the villas to include either single or double hung windows

e. Discussion of remedial work for plumbing in condo units included reminding owners that they must provide keys to the unit and shut off their water when away for an extended period of time. Inspections of property while vacant is also urged as best practice.

f. Discussion of Car ID system included use of various methods to identify cars that belong on the property. This issue was tabled.

g. Building Captains: as suggested by owner of villa 20, building captains should be re-instated for closer monitoring issues and notifying residents in case of an urgent issue. No interest was shown for this suggestion.

9. Announcements:

Judy reminded owners to continue to place work orders online to keep on top of issues, and to pick up after your dog.

10. Other:

a. Owners discussed the need for respectful and safe behavior by residents and guests in the pool. If anyone sees an eggregious act, they should notify Ellyse to issue a violation order.

b. Tree issues, including root infiltration, should be identified by issuing a work order, so it can be monitored. In this way, the tree will be included in the annual walk around.

11. The meeting was adjourned at 8:49pm by Judy Sutherland