

Windrush Bay Condominium Association, Inc  
Minutes of Board of Directors Budget Workshop Meeting  
August 14th, 2018  
Ameri-Tech Community Management Office  
24071 US Hwy 19 N, Suite 102, Clearwater, FL 33763

A Board of Directors' Budget Workshop of the Windrush Bay Condominium Association Inc., was held on Tuesday, August 14th, 2018 in the Ameri-Tech Conference Room. Vice President Pat Altyn, Treasurer Bob Tannura(phone), Secretary Judy Sutherland(phone) and Director Bob Hutchinson(phone) were present.

The meeting was called to order at 10:08 a.m. by Vice President Pat Altyn.

Others present: Kathy Hines Ameri-Tech Association Manager, Janice Sofia Ameri-Tech Representative, Ameri-Tech CEO Mike Perez, owners - Finance Committee Chair Jeff Schram & Mary Schram(conference call) Wally Bode, Joan Hoffmann, Trudy Neal, David Martin (Pool & Finance Committee), & David Polinsky

Pat turned the meeting over to Finance Chair Jeff Schram. Jeff thanked the other members of the finance committee, David Martin & Bob Tannura for their hard work. Bob Hutchinson(Building Chair) was also thanked for his work concerning the buildings & roofing part of the budget. Jeff then proceeded to give an extensive review of the budget for 2019, including changes he wanted to make and the reasons why. Bob Tannura also gave explanations as to how the data was compiled and why the laundry income line should be eliminated. Questions were taken. Some items discussed included the need for a sprinkler, tractor & CPA reserves. The money from seawall wall reserve for next year(to be collected in maintenance fees) was lowered allowing the difference to go into the sprinkler and tractor reserve .

Janice Sofia from Ameri-Tech then went line by line explaining how much money we presently had spent on a specific line and whether there was a need to lower, increase or delete the line for the 2019 budget. Several operating lines were deleted because they were included in another line. Others were raised, including electric, taxes and insurance due to projected increases for next year. Janice suggested adding Health benefits for Patrick as a line item. The association pays 1/2 as required by law.

C.E.O. Mike Perez dropped in and discussed the need for an increase from Ameri-Tech in 2019 for the next 3 years. We haven't had an increase since 2010. Bob Tannura voiced his complaints and suggested an alternate option with the price staying the same for next year followed by an increase for the following 2 years if we are happy with the service from Ameri-Tech. Mr. Perez agreed to these terms.

It was decided an additional meeting was unnecessary.

Meeting adjourned at 12:44p.m.

Respectfully submitted,

Judy Sutherland  
WBCA Secretary

