

**Windrush Bay Condominium Association, Inc.**  
**Board of Directors Meeting**  
**Thursday, February 15th, 2018**  
**WBCA Clubhouse. 7:00 PM**

1. **Call to Order:** Board President Carol Lovejoy called meeting to order at 7:00 PM. Present were WBCA directors Pat Altyn, Carol Lovejoy, Bob Hutchinson, Bob Tannura and Judy Sutherland as well as AmeriTech management representatives Giancarlo Gonzales, Phil Colettis, Janice Sofia, and Ruth Dorch.
2. **Quorum of the board was established.**
3. Motion by Pat Altyn, seconded by Bob Tannura, to approve the minutes of the board meeting of January 18th, 2018, and the board workshop meetings of January 23rd, and February 13th, 2018 Carried unanimously.
4. **Report of AmeriTech manager:** The association is general in good standing with collections. Eleven units are currently delinquent on monthly maintenance fees. For the special assessment for the seawall project, \$101,507.64 has been collected but \$16,167.82 is still outstanding. Manager is continuing to help board with coordinating work orders, architectural alteration requests, purchase applications, rental applications, and bid proposals.

**5. Committee Reports**

**Buildings** — Bob Hutchinson reported that buildings are in good shape but the stucco needs constant vigilance. Some of buildings have extra wide soffit overhang on some sides which makes leaking harder to detect in the interior. Biweekly walk-around inspections will include looking at these soffits for signs of water-staining. Bids are being obtained for painting of villas in October/November 2018. Owners of villas need to complete repairs of their sheds this summer.

**Finance** — Jeff Schram reported that Windrush Bay is holding its own. The financial report for January shows a \$2,600 deficit but it reflects insurance premiums but as the year progresses those line items balance out.

**Landscape/Beautification** — Mary Schram reported that the group is trimming various plants and bushes around the villas in preparation for painting. They are hoping to get free mulch for the berm from the tree trimming contractors. Since it would not be treated mulch, it could not be used near walls of the buildings.

**Phone Book** — Carol L. reported that phone directories are still available for \$1/book from Marion Linkh, Carol Lovejoy, or TJ Nagy. Eventually the information should also be updated on [windrushbay.org](http://windrushbay.org) website.

**Pool** — David Martin reported the view from the pool is blocked by the temporary plywood along the fence that helps protect the pool from blowing dirt and debris from the seawall project. Many residents are still enjoying the beautiful, warm weather at the pool with swimming, sunbathing, and socializing. The several broken tiles previously reported have been replaced.

**Recorder-at-Meetings** — Thank you again to Rich Linkh, Bernie Monaghan, and Annmarie Polinsky for all their efforts. More volunteers are needed especially during the summer when Rich is not on property.

**Seawall** — Jeff Schram reported the lengthy delay of starting was a result of waiting for permit from city, an injury to the foreman of the crew doing the seawall and waiting for his medical clearance to return to work, and three projects jumping in ahead of us.

**Welcome packets** — Sally Romano reports that she has distributed Welcome Packets to new owners, new year-round renters, and new seasonal renters.

## 6. Volunteer Groups Reports

**Crime Watch** — Carol L. reported that the annual Crime Watch Picnic will be on Saturday 3/10/18 from 11 am - 2 pm at shelter 6 in Howard Park. It is a way for the Tarpon Springs police to say thank you for helping them by reporting any suspicious activity in the various areas of the city. Carol also reminded people to lock their cars (especially at night) and call the police directly if they see any suspicious activity on property.

**Social Activity Group** — Mary Schram reported that all of the events have been well attended. She mentioned all the upcoming events and reminded residents to look at postings on bulletin boards for details. It has been a very active season. Mary Schram and Sue Jamison will be stepping down as co-chairs at the end of this year. New co-chairs will be owners Dori Bryant, Cheryl West, and Tina Barber.

## 7. Unfinished Business

**stairway light for condo 610** — Bob H working with owner to find fixture to be installed. Electrical expense each month will be responsibility of owner.

**repairs to buildings** — Homeworks of Holiday has submitted bid for soffits, fascia, and stucco. Seeking other bids.

**stucco work proposals** - Stucco work is needed on B and E buildings. Sam Swinton's bid was \$850 and his previous stucco work on N building was very good. Homeworks bid was for \$1185. Motion made by Bob H, seconded by Pat A to have Sam Swinton do the stucco work on B and E building. Carried unanimously.

**guidelines for reserving clubhouse for private use** — Judy S. has made first draft but still being worked on

**pool deck painting** — delayed until after completion of seawall project

**pool chemical stabilization** — delayed until after completion of seawall project

**point project update** —

**electricity for chosen lights** — have had proposal, coming from O building

**benches with non-rusting base** —

previously chose 4 foot with iron base, now considering 5 foot benches about same price. Ultimate goal of durable, long-lasting, well-attached to concrete pads.

**storm water charges research** — applying for possible lowering of city charges

**lift station repair from Dec 2016** — control panel replacement. Total cost was \$7,837.75 with \$2,073 was left in lift station reserves to pay part of it. WNMA had been paying into reserves. Balance of bill was \$5,764.75 and it was paid by WBCA funds. By the existing agreement at the time of the expense, WNMA owed 33 % of that which was \$1,902.37. Motion to send signed statement to manager of WNMA for this amount to settle this expenditure. Carried unanimously.

**shared expenses with WN** — Jeff S. reported continued discussion about monthly amount from WN needed to cover their share of lift station and entry road. Some monies owed to WBCA for 2016 & 2017 when monthly rate was somehow reduced by AmeriTech manager without board vote. This needs to be corrected. It has been agreed that beginning in 2018, the portion for WN will be 36% since the 10 yet-to-be-built units must be counted in the total number of units for WN.

**villa painting in Oct/Nov 2018** — Bids are being gathered. Villa owners who have sheds that still need repairs will be getting letters from AmeriTech to say repairs need to be done by this summer. There will be a presentation by PPG representative Joann Geltman at some future board workshop.

## 8. New Business

**guidelines for estate sales** — Pat Altyn volunteered to write up a draft of simple guidelines for any future estate sales at WBCA. The board plans to review and vote on these guidelines at the March board meeting.

**entry road lighting** — Bids are being gathered for this required rewiring.

**tree removal/high tree work** — The permit for removal of 3 trees has been received. Bids are being gathered. Tree service company will be asked if free untreated mulch from this work can be given to us for use in berm and beds not next to buildings.

9. **Announcements** — none

10. **Adjourn** — 8:15 pm

Recorder-at-meeting B. Monaghan  
Edited by board members