

Windrush Bay Condominium Association, Inc  
Minutes of Workshop Meeting  
June 19th, 2018

A Board of Directors' Workshop of the Windrush Bay Condominium Association Inc., was held on Tuesday, June 19th, 2018. The president, vice president were present. The treasurer, secretary and director called into the meeting. The meeting was called to order at 8 a.m.

Others present: Giancarlo Gonzalez Ameritech Association Manager; owners: Gary Warnick, Joan Hoffmann & Trudy Neal

Items discussed were:

Applications: 401 & 421 were sold; no application seen from 609; year round renter for 617 received.

Building Maintenance - on going issue with the structure of 609 involving the sale of the unit; a building inspector report from Tarpon Springs will cost \$950.00; We have paid \$200.00 for an inspection and an oral report for a building code violation; their lawyer wants to go to arbitration. This unit in 2013 did have a building code violation. Firewalls on building A needs to have the stucco replaced. Looking for a proposal from Sam Swason; 515/516 will be an extended project - once we have the drawings we will look for additional bids for the actual work; roof on building K was repaired; lift station cover was a suggestion not a requirement from the City of Tarpon Springs - for discussion at thursday's night 's board meeting; the water heater in the laundry room was replaced - will ratify at the next board meeting.

Pool - incident involving children splashing in the pool; not a violation - this is what children do; someone had their phone almost splashed on - phones should not be by the edge of the pool; pool is not a private pool. Guest with children are welcomed.

Grounds:

Seawall completed; Sod by O building was to wet to cut - order was cancelled; Patrick will go to Home Depot and pick up a few pieces to help fill the grass in behind O building.

Windrush North will mirror us with the placement of 5 benches on the point; the patio area expansion between the pool and clubhouse has been put on hold; also new rollers on the sliders inside the clubhouse have been put on hold.

Sprinklers - Night Owl was paid \$750.00 to fix a water leak by the villa's.

Grounds - Some tree's do look bad but we are waiting for the fall to see if they come back before we make arrangements to trim them

Work Orders - several owners have complained about wasp coming into their units from the chimney. Owners responsibility; A chain and post will be put by the duck pond as a deterrent to trespassers

Finance - waiting for Windrush North to respond to the shared agreement; finances look to be in good shape

Other discussion from owners present - having large SUV's are not against our documents. The meeting was adjourned at 8:48 a.m.

Judy Sutherland  
WBCA Secretary

