

Windrush Bay Condominium Association, Inc

Minutes of Workshop Meeting

April 9th, 2019

A Board of Directors' Workshop of the Windrush Bay Condominium Association Inc., was held on Tuesday, April 9th, 2019. The president, vice president, treasurer, secretary and director were present. The meeting was called to order at 10:00 a.m.

Others present were: Kathy Hines, Ameritech Association Manager; owners: Sheila Basque, Jeff & Mary Schram, Joan Hoffmann, & Trudy Neal.

Items discussed were:

Applications: 654 has been approved, Villa 27 is for sale; follow up on the paperwork for the renewed rentals; 407 has moved out - unknown if it will be rented or sold.

Buildings: waiting for estimates to repair several gutters; roof repair needed for over 515 - F Building; stucco problems - C Building; top of the stairs by unit 656 - O Building; Sam Swinton is sending a proposal for stucco work; G Building needs a date for the roof to be repaired.

Pool: June 4th, 2014 started the 5 yr. warranty. At the end of the warranty we can renew it for \$239.00 for 2 yrs. After that there is no additional coverage available. The yearly 20 point check list was completed. The heater is off & cold water will be filling the pool to keep it at 86 degrees for the summer.

Grounds: Patrick needs a new handle for the power washer. (\$400)

Sprinkler - The hole near the entry road was a sprinkler break repair.

Landscaping - Lawns by the villas are not looking good. A soil sample will be tested by the University of Florida for \$26.00. Dave from Lauross was also consulted and feels it's a water issue. Owners do their own landscaping at the villas.

Pool Fence - The survey will cost \$700.00 for the pool fence and an additional \$750.00 for the boundary line by the lot near the pond.

There also was an entry road discussion.

The lift station alarm went off thursday night. The alarm was shut and the telephone number called for service by Carol & Bob H.

Work Order: The gutter for H building is on the list to be repaired.

Finance: Jeff had 3 points to cover, the budget, flood insurance and CD transfer. We're over budget due to a double insurance payment which is normal for March. Also, the water usage is up. He's also reviewing the Flood insurance summary with both Paul Lundberg and Tammy(ins. agent).

\$300000.00 has been transferred to 2 new bank accounts as follows:

Cadence MM Reserve \$100000.00	Servis First MM Reserve \$100000.00
11month CD \$50000.00	12 month CD \$50000.00

Also, Carol gave out possible dates for the Budget Meeting in August.

There also was an entry road discussion.

Meeting adjourned at 11:00 a.m.

Judy Sutherland
WBCA Secretary