

Windrush Bay Condominium Association, Inc

Minutes of Workshop Meeting

August 13, 2019

A Board of Directors' Workshop of the Windrush Bay Condominium Association Inc., was held on Tuesday, August 13, 2019. The president, vice president, treasurer(phone), secretary(phone) and director(phone) were present. The meeting was called to order at 8:32 a.m.

Others present were: Ashley Moore, Ameritech Association Manager; Patrich Dorch, Maintenance , Jimmy McCafferty, Laurose Lawns, Inc. owners: Sheila Basque, Joan Hoffmann

Items discussed:

Jimmy was there to address landscaping concerns. Recent brown spots on lawns appearing after the landscapers sprayed by the villas & condo areas were voiced both by Sheila & Carol. Jimmy explained that there are no chemicals in the spray which would hurt grass. Not enough water may be a reason for the spots. Patrick pointed out that the gardeners were leaving more piles behind, than usual. Jimmy responded that we should let him know when this happens so he can stay on top of his workers.

Applications: n/a; emotional service dog documentation needed. Ashley will have two new forms for us to approve at next Board of Directors' Meeting.

Building: 637 - Homeworks was here today to fix the ceiling; A decision to either repair or replace the roofs for Buildings H & M need to be addressed at the next board meeting. Bob H has been working to collect invoices needed for the insurance claim on building H. Ashley will also touch base with the insurance company concerning the roof and 647. The repair up to the dry wall of 647 may be covered by insurance since it's considered common area. In addition, Ashley is trying to get 4 bids for work needed in 647. There may be a request by 650 for new sliders & windows in time for Thursdays meeting.

Pool: Carol will send an email blast out to remind people to lock the pool gate as they leave if there is no other person there.

Grounds: Sprinklers - minor issues

Work Orders: Patrick is addressing them.

Finance: The revised proposed budget for 2020 is completed. Bob H. worked with Ashley to iron out some of the numbers. It's close to the one agreed on with Jeff at the budget meeting. Bob T. voiced concern that the budget still showed both reserves for

paving and seal coat. Instead of combining them. It was explained that a membership vote is needed to eliminate one of the reserves and combine the two.

Other discussion:

September 12 - there should be a mailing for the upcoming membership meeting in Nov. which will include The intent to be a candidate letter for the board. Also a reminder to look out for proxy notice coming in Oct.

October 2 by 5:00pm - intent letters to run are due.

Oct. 10 - proxies are due to Ashley

Proxies -need a 14 day notice before the meeting, emails are acceptable with an electronic signature. One would be needed for the membership vote on the reserve, it does need 75% of the membership vote to pass; the vote can be extended by 90 days to help reach the 75%. Discussion needed on adding to eliminate the designated owner on the proxy also.

Ballots are secret and can not be done by proxy.

Ashley's Manager Report will address the proxy issue at the upcoming Board meeting.

Joan asked Ashley a roofing question concerning H building

Meeting adjourned at 9:26 a.m.

Respectfully submitted

Judy Sutherland
Secretary