

Windrush Bay Condominium Association, Inc.
Minutes of Board of Directors Budget Workshop Meeting
August 8th, 2019
Ameri-Tech Community Management Office
24701 US Hwy 19N, Suite 102, Clearwater, FL. 33763

A Board of Directors' Budget Workshop of the Windrush Bay Condominium Association Inc., was held on Thursday, August 8th, 2019 in the Ameri-Tech Conference Room. President Carol Lovejoy, Vice President Pat Altyn, Treasurer Bob Tannura(phone), Secretary Judy Sutherland(phone) and Director Bob Hutchinson(phone) were present.

Others present: Ashley Moore, Ameri-Tech Association Manager, Janice Sofia, Ameri-Tech Representative, Jeff Schram, Financial Chairperson(phone) and David Martin, Financial committee.

The meeting was called to order at 10:08 am by President Carol Lovejoy.

Carol turned the meeting over to Financial Chairperson Jeff Schram who thanked Bob Hutchinson, Bob Tannura and David Martin for all their hard work. He then proceeded to give an extensive review of the budget. Bob Tannura kept us all on track throughout the meeting.

Jeff started going line by line and questioned the Application Income and the Application Expenses lines. Janice Sofia was able to explain: \$50.00 from the \$100.00 application fee is charged by Ameri-Tech; another \$15.00 is taken to run the background check per person. In addition, the cost is higher if the applicant is from a foreign country.(background checks). A coding issue was brought up that sometimes the application fee is going into a different budget line. The postage line was eliminated and picked up in the supplies line. Social events was deleted.

Jeff then switched over to Bob Hutchinson for the 3 pest control/termidor lines. Bob suggested combining Termidor and Building warranty lines into one and renaming it termites. Carol questioned the pest control line -exterior and was told both interior and exterior were covered under this line. It was suggested to add the word Interior. Jeff picked up the insurance lines and informed us that Tammy, Ins. Rep. was expecting a 12% and 8% increase for insurance and flood insurance. Jeff also suggested eliminating the Mulch and CPA lines and creating reserves instead.

Division fees were explained by Ashley - \$4.00 a door. This is set by Florida and is a fixed amount. Janice checked on adding the two reserves, Jeff mentioned above. She then explained we could add the CPA but the mulch was too small an amount. It was suggested to add the mulch to the sprinkler reserve and changing the name to Sprinkler/Ground/Mulch Reserve. Ashley explained we had under budgeted the Seawall/Point Reserve. Pat asked if we could extend the life of the seawall to help lower the cost.

Under the Reserves it was suggested at our next Annual Membership Meeting to ask the membership for a vote to eliminate the Seal Coating Reserve. It would then be combined with the Paving/Resealing Reserve if approved. In addition, Bob Hutchinson discussed the need for a roofing reserves increase. We are playing 'catch up' since the costs for a roof replacement are escalating and the remaining life (roof) is only three years or less.

In addition, the code issue which came up can be easily fixed which will ensure the correct accounts are being used.

The meeting was adjourned at 12:30 am.

Respectfully submitted,

Judy Sutherland
WBCA Secretary