

Windrush Bay Condominium Association, Inc Board of Directors
Meeting Thursday, January 17, 2019 Windrush Bay Clubhouse 7:00 PM

1. **Call to Order:** President Carol Lovejoy called the meeting to order at 7:00 PM. Present were Vice President Pat Altyn, Director Bob Hutchinson, Treasurer Bob Tannura, Secretary Judy Sutherland. Also present was Kathy Hines, Association Manager.

2. **Quorum:** of the board was established.

3. **Motion** made by Carol Lovejoy, seconded by Pat Altyn to approve the minutes of the

December 20, 2018 meeting. Carried unanimously.

4. **Report of AmeriTech Manager:** Kathy Hines gave an accounting of cash on hand as of the end of December

Cash on Hand

Petty Cash

BB&T General account

BB&T Reserves Suntrust /checking-Res Suntrust M&M Reserve

\$200.00 \$52,521.96

\$341,696.87 \$85.00

\$122,721.25

\$517,225.08

She also reported that the City had some money left over from a grant to check the City's hydrants. Windrush Bay was one they chose to check.

Kathy reported to Duke energy that a light pole needed repair.

Kathy also reported to the City that the dumpster between bldg. G & H is rusted Applications for approval: 31 Windrush Bay – McFee (buyer)

623 Windrush Bay – Kukarenas (buyer)

5. Committee Reports: Building

January 17, 2019

The sliding door screen in 515 has been installed to the owner's satisfaction, and final payment has been made to the contractor. The chimneys for 423 and 424 have been repaired, attic insulation has been replaced, and we are awaiting a rainfall to be sure that the repair has stopped water intrusion before repairing the ceiling finish. Inspections and preventive maintenance of the remaining chimneys in building E, G, and K in the near future will be essential.

Repairs to the lanai enclosures of Villa 28 and 32 still have not been completed and owners will be responsible for the painting.

Patrick and I worked on a number of the Villa repairs, but more necessary work was discovered during the post-painting inspection. We have a new, smaller Homeworks of Holiday repair proposal of about \$3,000 which I recommend be approved. Lowe's painting did an outstanding paint job on the villas and everyone we've spoken to has been very praising of their work.

Sam Swinton came in this week to repair the pavement and sidewalk removed during the plumbing work on Villa 29 and also some stucco repairs to building B and L. We need to ratify the approval of this work.

Respectfully submitted, Bob Hutchinson, Chair

Finance:

We ended the year being \$11,816.88 over budget.

Considering that we spent \$31,750.78 more for building maintenance than the \$50,000 that was budgeted, we ended the year much better than expected. Our budget for 2018 was \$683,955 and we came in only 1.7% over. The deficit will be discussed and handled by the Board and Finance Committee.

Bob Tannura

Landscape:

Please talk to Mary or Barbara before planting in common areas. It is especially important to let new owners know what and where things may be planted.

Phone Books:

There were many changes to the new phone books. Please add the corrections to your new book.

Pool:

With the cooler weather the pool has been very quiet and the pool heater has been keeping the temperature at 86 degrees. Also due to the cooler temperature the pool is being covered in the evening and if it is very cool during the day the pool cover is left on as to not cool the water. Again, we are asking people using the pool prior to sunset and are the last ones to leave, that they take responsibility to cover the pool.

Pete Mazer from Outdoor Furnishings, picked up the four lounge chairs, that the Board authorized to have restrung, and left us four loaners (the all blue colored ones). He will return the repaired loungers in 2-3 weeks.

Also, please let me know if the Board has approved the purchase of four loungers from funds from the Community Fund, and I will let Pete know. Also, the Pool Committee would suggest that perhaps money from that fund also be used to purchase a new Tiki Hut for the pool area that was discussed a few months ago.

Respectfully submitted David Martin, Chair

Welcome Packets:

Four new renters will receive packets. The Art Center and the Chamber of Commerce have new information and will be added to the packets this week.

Volunteer Group:

Crime Watch: Our monthly newsletter contains the crime watch report. Please lock your cars.

Social: Taco Party Friday night, next will be a Fondue Party. Also, there is a wheel chair in the club house that all should be aware of, that is available to use if necessary.

Unfinished Business:

Please report any problems with the landscaping company to Kathy Hines and/or Carol Lovejoy via e-mail.

Motion made by Bob Hutchinson, seconded by Pat Altyn to ratify the payment of \$3,030.00 to Ken Dilley of Homeworks. Carried unanimously.

Fire hydrant repairs: Six Hydrants were found to need repair, 3 have been repaired and 3 need to be repaired. Motion made by Carol Lovejoy, seconded by Judy Sutherland. Carried unanimously.

Removal of a tree at Villa 28 and trimming of trees by buildings F & G. A&M tree service will get permit.

Pest Control proposals are in from PCS, Green Tech, and Impact. Impact seems impressive and Bob Hutchinson will contact Impact about spraying two times a year as suggested by Patrick.

Trespassers. A motion was made by Bob Tannura, seconded by Pat Altyn to get a keyed gate at the retention pond. Valid reasons were read pro and con for a keyed gate, submitted by some residents. Vote was taken 4 for, 1 against. Motion carried.

Pat Altyn will call fence man for a quote to replace pool fence as the current fence is rusty and falling apart in certain places.

In addition, there was a discussion of a keyed gate by the pond. Bob Hutchinson felt it could be done as an in house job for around \$300.00. There was no vote because this amount is under \$500.00.

Grill Issues: People using the grills at the clubhouse need to clean the grill and clean up after themselves and be sure to **shut** the gas to the grills **off**.

New Business:

Motion by Bob Hutchinson, seconded by Bob Tannura to ratify the payment of \$1,250 + \$150 = \$1,400 to Sam Swinton for concrete, asphalt and stucco work at B & L buildings.

Announcements:

January 22, 2019 Board Workshop at 8 AM

February 2, 2019 Board training at AmeriTech (no cost) 9AM to 1PM February 12, Board Workshop at 8 AM

February 21, Board Meeting 7 PM

Motion made by Carol Lovejoy, seconded by Pat Alton to adjourn.

Respectfully submitted by, Peggy Babst Recorder-at-meeting