

Windrush Bay Condominium Association  
Board of Directors Meeting  
Thursday July 18, 2019  
Windrush Bay Clubhouse 7:00 pm

1. **Call to Order:** President Carol Lovejoy called the meeting to order at 7:02 pm. Present was Vice President Pat Altyn, Director Bob Hutchinson by phone, Treasurer Bob Tannura by phone, and Secretary Judy Sutherland by phone. Also present was Ashley Moore, Association Manager.

2. **Quorum was established.**

3. **Motion** to forego the reading of the minutes of the Workshop Meeting of June 9, 2019 and the Board of Directors Meeting of June 20, 2019, was made by Carol Lovejoy, seconded by Pat Altyn. **Carried unanimously.**

**Motion** to accept the minutes of the Workshop of June 9, 2019 and the Board of Directors Meeting of June 20, 2019 with a correction to the minutes of the Board meeting, regarding the cost of repairs of the roof of Villa 5 to read from \$850 to \$650, was made by Carol Lovejoy, seconded by Pat Altyn. **Carried unanimously.**

4. **Managers Report:** Accounting of Cash on Hand

Petty Cash	\$200.00
BB&T General Acct	58,515.54
BB&T Reserves	20,982.57
ServisFirst M/M Reserve	100,362.29
ServisFirst 12 Month CD	50,000.00
Cadence M/M Reserve	100,261.08

Cadence 11 Month CD	50,000.00
Suntrust Checking Res	85.00
Suntrust M/M Reserve	122,751.67
Allowance for Doubtful Acct	(2,610.00)
Delinquent Maint Fee	2,402.82
Delinquent Special Assessment	224.14
	<b>\$504,175.11</b>

## 5. Committee Reports:

**Building:** As of yet we have not received word from the insurance adjuster on the status of our claim of repair or replacement of the wind damaged roof on building H.

**Landscaping:** Complaints being made about grass clumping left on lawns by landscapers. Lawn people have been talked to. Association is looking into problems.

**Finance:** Jeff Schram reported that we finished the month of June \$4,320.07 in the good. For the year we are \$234.74 in the good. The good news is water and sewer rates are coming down due to the lack of people. The bad news is, (which we are well aware of) is the legal fund. As of the end of June we have spent \$9,777.50 in legal fees. Our yearly budget is only \$5,000.00. At our August budget meeting we will need to discuss what we need to do for the next year.

**Phone Books:** We are keeping up with new owners and renters.

**Pool:** The new fence has been installed. The cost was \$7,600. Keys were made at the cost of \$284.00. The fence has a lifetime warranty, with 2 years on the installation and workmanship.

**Crime Watch:** No major problems, Fourth of July went well.  
**Social:** Hopefully something will be planned for Labor Day.

6. **Old Business:** Check on new rain gutters on building H.

7. **New Business:**

**Motion** to proceed with phase 2 regarding purchase of 11 month CD of \$50,000 @2.53% was made by Carol Lovejoy, seconded by Pat Altyn. **Carried unanimously.**

**Motion** to approve changes to the purchase and rental and lease forms of Windrush Bay Association was made by Carol Lovejoy, seconded by Pat Altyn. **Carried unanimously.**

8. **Announcements:** Budget Planning meeting at AmeriTech on Aug 8<sup>th</sup> at 10 a.m.

9: **Adjournment:** at 8:12 pm

Respectfully submitted,  
Peggy Babst