

Windrush Bay Condominium Association
Board of Directors Meeting
Thursday, June 20th, 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, Secretary Judy Sutherland, by phone, Treasurer Bob Tannura, by phone. Also present was Ashley Moore, Association Manager.
2. **Quorum:** a quorum of the Board was established.
3. A motion to wave the reading of the minutes was made by Carol Lovejoy, seconded by Pat Altyn. **Carried unanimously.**

A motion to approve the minutes was made by Carol Lovejoy, seconded by Pat Altyn.
Carried unanimously.

4. **Managers Report:** Ashley Moore gave an accounting of cash on hand:

Petty cash	\$ 200.00
BB&T General Account	54,138.95
BB&T Reserves	15,132.16
ServisFirst Reserves	100,238.64
ServisFirst 12 Month CD	50,000.00
Cadence Reserve	100,143.71
Cadence 12 Month CD	50,000.00
Suntrust Checking Reserve	85.00
Suntrust MM Reserve	122,746.63
Allowance for Doubtful Acct.	(2,610.00)
Delinquent Main Fee	2,442.29
Delinquent Special Assessment	224.14

\$492,741.52

5. **Committee Reports:**

Pool: David Martin reported that the pool area is quiet. The pool cooler is functioning well, keeping the pool a comfortable 86 degrees.

Building: Bob Hutchinson reported that stucco repairs to certain buildings have been delayed because of rain. He also recommended that the BOD file an insurance claim for repairs to building H, due to wind damage. Bob also stated that because we were pleased with the work done by Watertight Roofing, we will use them for repairs on Villa 5.

Landscaping: A discussion will be had with the landscaper about better timing. A recommendation that we look for another landscaper was suggested. Notifications will be sent to residents using their own sprinklers.

Finance: Jeff Schram reported that we finished the month \$2,666.72 in the hole. Year to date we are in the hole \$4,085.33. The main culprits are the legal fund and the water fund. We budgeted \$5,000.00 and so far we have spent \$7,572.00 for our attorney. I know we have a lot

of things going on here such as Windrush North. We will have to budget more next year. The water fund is interesting. Comparing to past years, we have spent \$1,400.00 more per month for the month of January through April. However, this month we came in \$1,084.00 less than 2018. We will have to budget more for water as well next year.

Phone Books: Please let committee know of any changes.

Welcome Packets: Carol Lovejoy is seeing that new residents get a welcome packet.

6. Volunteer Groups:

Social: Fourth of July party is planned for 5 pm at the clubhouse.

Crime Watch: Carol Lovejoy reported that TJ has volunteered to monitor the front entrance on the Fourth of July.

7. Unfinished Business:

A motion that an insurance claim be filed for the repair or replacement of the roof of building H by Watertight Roofing was made by Bob Hutchinson, seconded by Carol Lovejoy. Carried unanimously.

A motion to accept the proposal of \$650.00 from Watertight Roofing, for the repair of the roof for Villa 5 was made by Bob Hutchinson, seconded by Pat Altyn. Carried unanimously.

A motion to ratify the stucco repairs made by Sam Swinton was made by Carol Lovejoy, seconded by Bob Hutchinson. Carried unanimously.

A motion to ratify general repairs to buildings B, G, K and O by Homeworks of Holiday was made by Bob Hutchinson, seconded by Pat Altyn. Carried unanimously.

A motion to approve the removal of a wall in 627 was made by Carol Lovejoy, seconded by Bob Hutchinson. Carried unanimously.

The pool fence will be installed on July 15, 2019 and take approximately two days or less to install. It is 54" high.

8. New Business:

Approval was given by the Board of Directors's to the finance committee to begin phase 2 of the CD's.

9. Announcements:

The Budget Planning Meeting will be held at AmeriTech on August 8th at 10:00 am.

10. Adjourned at 8:26 pm.

Respectfully submitted,

Peggy Babst
Recorder

