

Windrush Bay Condominium Association, Inc
Minutes of Workshop Meeting
March 26th, 2019

A Board of Directors' Workshop of the Windrush Bay Condominium Association Inc., was held on Tuesday, March 26, 2019. The president, vice president, treasurer, secretary and director were present. The meeting was called to order at 10:00 a.m.

Others present were: owners: Jeff & Mary Schram, Fay Rose, Gary Warnick, Marion Linkh, Joan Hoffmann, Joan Fritshaw and Russ Granger.

Items discussed were:

Applications: 514 sold - need application; all rentals need a yearly application update- no fee is charged for returning renters, We have 14 seasonal & 7 year round renters

Buildings: waiting for a roof quote; roof repair in F building over 514 being done this week.

Pool: April 1 - there will be the yearly pool system check for \$95.00. We're in year 4 of a 5 year warranty, Jeff recommends continuing the warranty.

Grounds:

Sprinklers - 2 valves replaced. Patrick is checking the system weekly. To help prevent future breaks.

Landscaping - 415 reported a crack in the window caused by the gardeners trimming the edge. We will split the cost with the landscaping company since it was reported 2 days later. Jeff, Mary & Pat are planting Jasmine as a ground cover by their villas with permission. It's an experiment - maybe an option to consider for the future. This section doesn't receive much water, Patrick & Bob are running a drip line by island where the holly trees are. Gary asked if plants could be placed behind J building to fill in the wide gaps in the living fence. He also stated he would plant and water the plants if the association buys them.

Work Orders: n/a

Finance: Jeff is working hard with Ruth to move money to two additional banks & invest in CD's for the future. We're over the amount allowed by the Federal Gov't., to keep the association deposit safe. Two of the banks we use now are also merging this last quarter.

Additional concerns, discussion with owners:

Russ brought up several concerns he had;

1. Residents talking about a path from O building to the pool - first time this concern was brought to the board.
2. Owners renting their condo for less than 3 months to a number of people. Carol explained all condo owners are allowed to have guest use their unit. Russ also asked Carol point blank if her guests were paying her for electricity. Carol responded they weren't and it was her business not his. Carol also stated this was harassment against her.
3. The status of a work order which he placed in 2013 & again in 2018 for a gutter to be checked at H building.

Keyed gate fence by pond issue:

Jeff, Mary and Marion voiced stated that the association should get a lawyers opinion. Jeff said he and Mary would be willing to share the cost with the association; Bob H. also agreed with them "Lets take it to the lawyer". Carol said she would address this with the lawyer by email.

Marion also gave the board a flow chart handout concerning the fence.WBCA

Meeting adjourned at 11:00 a.m.

Judy Sutherland
WBCA Secretary