

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, May 16th, 2019 7:00 pm
WBCA Clubhouse

1. **Call to Order:** Board President Carol Lovejoy called the meeting to order at 7:00 PM. Present were Pat Altyn, Bob Hutchinson, Carol Lovejoy and Bob Tannura(phone). Also present was Ashley Moore, AmeriTech Community Manager. Absent - Judy Sutherland.
2. **Quorum was established.**
3. **Approval of Minutes:** Motion to waive reading the prior minutes was made by Bob Hutchinson, seconded by Pat Altyn. Motion to approve the minutes of the April 18th, 2019 Board Meeting, and the Board workshop meetings of April 2nd, 2019 and May 14th, 2019 was made by Carol Lovejoy, seconded by Bob Hutchinson. Both motions carried unanimously.
4. **Report of the AmeriTech Manager:**
Before Ashley Moore gave her report she introduced herself and gave a summary of her background information to the Board and owners who attended the meeting. This was her first Board of Directors Meeting.
Ashley Moore then reported on bank balances which total \$489,285.57. She also reported on the status update of gutter repairs, fence replacement - pool area, fence replacement- pedestrian area, structural wall. In addition, she reported on submitted resident applications by buyers as well as tenants. Ashley also listed online work orders and their status.
5. **Committee Reports:**
 - **Buildings:** Bob Hutchinson, Building Chair read his report. Strong winds recently blew shingles off building H and we are still awaiting a proposal from Watertight Roofing for repairs this and a small problem on Villa 5. We are also still working on proposals for stucco and framing work on the condos. After last month's meeting a report from a structural engineer was found in our files which conflicted with our only known engineer's finding that the short wall near the kitchen in the lower

two bed, two bath, units is a load bearing wall. This newly found opinion declared the wall to be a free, non-bearing partition. In order to clear up uncertainty, approval was given by the owner of unit 627 to open the ceiling to obtain a new opinion; Belt Engineering inspected on Tuesday, May 7th, 2019. That engineer found the wall near the kitchen to not be a load-bearing, and the wall nearer the entrance also likely not to be. A written report which should provide a definite finding has been requested, but not yet received. This new report will be placed in the files to provide future guidance.

- **Finance:** Report written by Jeff Schram, Financial Chairman; read by Carol Lovejoy.
We finished the month of April \$12,945.00 in the good. The main reason for that is because our flood insurance premium for April was paid in March. I've talked to Tamra & Ruth in the past to try to correct this situation. For the year we are presently \$1,418.00 in the hole. My main concern right now is our water & sewer bills for the last three months. We should be spending around 42,600.00/month, but we are spending \$3,800.00...
 - **Landscape:** Bob Hutchinson spoke about the drip irrigation system he and Patrick are working on at the barn on Florida Ave.
 - **Phone Book :** 15 copies still available.
 - **Pool:** Report written by David Martin, Pool chair; read by Carol Lovejoy. .. The pool heater/cooler continues to work well- keeping the pool water at a comfortable 86 degrees...
 - **Recorder at Meetings:** Carol spoke about the need for volunteers.
 - **Welcome Packets:** Are available for new people.
- 6. Volunteer Groups:**
- **Crime Watch:** There is a meeting next Thursday. Please call the police if you feel it is necessary.
 - **Social Activities:** no events planned.

7. **Unfinished Business:**

- Bob Hutchinson is still waiting for the proposal from Watertight Roofing for roof repairs H building and villa 5.
- Checking the ph levels for the recent UF soil testing done at villa 1 and condos 649 vs villas 3,14,30, and 35.
- Waiting for the contractor concerning the construction/ stucco repairs.
- Waiting for approval for the permit needed from Tarpon Springs to replace the pool fence.
- Stakes have been put in along the boundary line by the pond.
- Bob Tannura's meeting with WN has been postponed; a new date will be set up.

8. **New Business:**

- Waiting for the contractor for proposals to complete the work needed for the ceilings above the outdoor entry ways of 413 and 655; also the landings/staircases of 414 and 656.
- Waiting for the written report from the engineer to before approval can be given to 627 to remove the small wall by the kitchen entry.

9. **Announcements:**

Thursday, August 8 @10 am - Budget 2020 Planning Meeting

10. **Adjourn:** Motion to adjourn by Pat Altyn; seconded by Carol Lovejoy.
Carried unanimously.

Respectfully submitted,

Dennis Schaefer