

Windrush Bay Condominium Association, Inc  
Minutes of Workshop Meeting  
May 28th, 2019

A Board of Directors' Workshop of the Windrush Bay Condominium Association Inc., was held on Tuesday, May 28, 2019. The president, treasurer(phone), secretary(phone) and director were present. The vice-president was absent. The meeting was called to order at 10:00 a.m.

Present also was Ashley Moore, Ameritech Association Manager.

Items discussed were:

Applications: Villa 27 may have a buyer, villa 17 rental was approved. Copies of the documents aren't being handed down to new owners or rentals. Ashley suggested copies can be made right from the website or by a USB drive taken to Staples. She would find out about the cost from Ameritech to provide them.

Building Maintenance: Bob H. Is waiting to hear back from Ken of Homeworks for repair work and also several companies for estimates to repair H building's roof. In addition, roof estimates for the 2 types of villa roofs for budget references. Stucco repairs are also on hold waiting for estimates. Concerns were brought up if we should put insurance claims in for wind damage for some of the roofs. Not quite sure how it may affect our deductible amount in the future or its' future cost. Bob T. will get in touch with Paul Lundberg on our finance committee. Ashley explained the difference between wind & hail and hurricane deductions.

Pool: Several tiles are chipped and need repair on the edge of the pool which is no longer covered under warranty. Dave Martin will deal with this when he comes back visiting his daughter. Carol mentioned the cooling system is working well.

Grounds: Sprinklers have minor repairs; Patrick is checking them once a week. Landscaping - Anne Bigham found the wire for her water filter line was cut by the gardeners. The drip line is working well. Parts of the living fence needs to be replaced behind J building.

Work Orders: Landscape trimming around the tree in front of K building; gutters should be cleaned today.

Finance: Nothing new to report.

Other discussion: New separate Owner & Renter forms created by Ashley; board to finalize by June 4th.

Adjourned at 10:35 a.m.  
Respectfully submitted  
Judy Sutherland, WBCA Secretary

