

Windrush Bay Condominium Association, Inc.
Board of Directors' Meeting
Thursday, October 17, 2019 7:00pm
WBCA Clubhouse

1. **Call to Order:** Carol Lovejoy called the meeting to order at 7:00 pm. Present were Vice President Pat Altyn, Treasurer Bob Tannura, Secretary Judy Sutherland and Director Bob Hutchinson, by telephone. Also present was Ashley Moore, Association Manager.

Motion to include two items omitted by mistake to be placed in #4, sprinkler remote, and #8, 603 windows was made by Carol Lovejoy, seconded by Pat Altyn.

Carried unanimously.

2. **Quorum:** A quorum of the Board was established.

3. **Motion** to wave the reading of the minutes of the June 20, 2019 Board of Directors' Meeting and the July 9, 2019 Board Workshop Meeting was made by Carol Lovejoy, seconded by Bob Tannura.

Carried unanimously.

Motion to approve the minutes of June 20, 2019 board of Directors' Meeting and the July 9, 2019 Board Workshop Meeting was made by Carol Lovejoy, seconded by Pat Altyn.

Carried unanimously.

4. **Managers Report:** Ashley Moore reported a second mailing is included in the packet tonight as an additional packet, to be approved for mailing. Sprinkler replacement has been completed and needs authorization to pay the invoice. Laurose Landscaping submitted a bid for the mangrove trimming in two locations. Do you want to approve or see additional bids? Pool sign bid is included from Dunlop Signs. No applications were submitted for approval since the 8/15/19 BOD meeting. Architectural requests submitted for approval from units 650 window installation, 603 window installation and Villa 12 to replace grass.

Motion to approve the payment for sprinkler repair in front of Villa 28 was made by Bob Tannura, seconded by Carol Lovejoy.

Carried unanimously

Motion to approve the bid by Landscaping for trimming the mangroves was made by Bob Tannura, seconded by Carol Lovejoy.

Carried unanimously.

5. **Committee Reports:**

Building: Report read by Bob Tannura.

All pending repairs approved at our August meeting have been made with the exception of soffit repairs on a few of our buildings, which were missed by our contractor when he was performing this job. I don't believe I have any other building issues at this time. The roofs of buildings M and H have been completed and we are still awaiting paperwork for building H to file the insurance claim which should cover the entire cost less our \$2,500 deductible. The insurance expertise of Finance committee member Paul Lundberg has been pivotal in this successful claim process. Thank you, Paul.

Respectfully submitted, Bob Hutchinson, Chair

Finance: Report read by Bob Tannura.

We finished the month of September \$8,779.85 in the good. For the year we were \$21,682.87 in the good. We are in good shape for each line item except for legal. When we did the budget, I purposely went heavy on a couple of line items (insurances). With \$50,111.96 in our equity/capital from prior years. I think we should balance some of the surplus money into our roofing reserve: 1) the life of the shingles is coming to an end. 2) We have had some shady contractors since Windrush started. 3) The last 3-5 years have been alright but we grossly underfunded the roofing reserve. What I am proposing is totally legal. We are adding a reserve, not taking away from it. I would like a meeting in the first part of January with the Board and the Finance Committee.

The 4 CD's that are operating are doing well. One has made \$644.00 and the other \$510.15. Our money markets are also doing well. We do have a problem with Suntrust m/m reserve. With \$122,767.14 in it, we made \$5.41 in interest last month and \$5.05 this month. This is dead money. I sent out an email on this to the Board, Finance Committee and Ashley about this. Paul was the only one to answer my e-mail. I'm sending the same e-mail again. Very frustrated with the Board over this.

Sincerely,
Jeff Schram, Finance Committee Chair

Landscape/Beautification: Mary Schram is on the way back and work will be started on the property shortly.

Phone Book: Marion Linkh is back and will be beginning on the new phone books.

Pool: Report read by Carol Lovejoy.

The pool is getting busier with the snow birds retiring. The pool temperature remains at 88 degrees. A new pool cover will be purchased with funds from the flood insurance rebate.

The new pool gate key seems to be working well with the last person to leave locking the gate. Arriving residents need to be reminded that the pool key is for the pool only

and will not work on the clubhouse doors or the laundry room. They should not dispose of their old pool key.

We need to remind everyone of the pool rules of **No Smoking-No Glass and-No Food in the pool area.**

Respectfully submitted,
David Martin, Pool Chair

Welcome Packets: Carol Lovejoy distributed welcome packets to new owners of 619 and the people in 622.

6. Volunteer Group Reports:

Crime Watch: Anthony Boone is our new crime watch officer. Carol Lovejoy plans to try and schedule a possible introduction and welcome meeting to our community in January.

Social: Tina said a Halloween Party is planned for Thursday, October 31, 2019. When Mary Schrams returns, plans will be discussed about Thanksgiving and Christmas.

7. Unfinished Business:

Maintenance contract for the lift station needs to be signed.

Motion to sign the contract for the lift station, not to exceed \$80.00 a month was made by Carol Lovejoy, seconded by Judy Sutherland.

Carried unanimously.

8. New Business:

Bob Tannura stated he has interviewed many applicants for the Maintenance position to no avail and will continue the process.

Motion to ratify the bill for \$800.00 for stucco repair on building L was made by Bob Hutchinson, seconded by Judy Sutherland.

Carried unanimously.

Wind Mitigation report has been updated on all buildings. Check with your insurance company for a rebate.

Motion that we start a 3rd CD by transferring money from the Suntrust M/M in the amount of \$80,000 to Cadence M/M Reserve was made by Bob Tannura, seconded by Bob Hutchinson.

Carried unanimously.

Motion to approve the request for new windows in unit 603 was made by Bob Hutchinson, seconded by Pat Altyn.

Carried unanimously.

Motion to approve the request for new windows and slider for unit 650 was made by Carol Lovejoy, seconded by Pat Altyn.

Carried unanimously.

Motion to approve the request for new screen doors for unit 427 was made by Bob Hutchinson, seconded by Pat Altyn.

Carried unanimously.

Motion to approve the request for flower beds at Villa 12 was made by Judy Sutherland, seconded by Pat Altyn.

Carried unanimously.

Bike Room concerns:

Gina LaRocca has volunteered to label bicycles and remove unidentified and broken bikes to Tarpon Tom"s. Rusted, broken, and unidentified bikes will be removed.

Deed Restriction Changes:

A special meeting to discuss deed restriction changes require a 14 day notice to all residents.

Announcements:

There will be no election since there are only three candidates for the three openings on the board.(Carol Lovejoy, Bob Tannura and Trudy Neal).

October 18 - noon to 1 pm - Patrick's send off luncheon.

October 19 - noon to 5 pm - clubhouse reserved for private event by unit 604.

November 12 - 5:30 Budget 2020 Board Meeting - then Annual Members Meeting - thenNew Board Organization Meeting.

10. Adjourn:

Meeting adjourned @ 8:39 pm

Respectfully submitted,
Peggy Babst