

Windrush Bay Condominium Association, Inc.
Minutes of Board of Directors' Budget Workshop Meeting
August 11th, 2020
Ameri-Tech Community Management Office
24701 US Hwy 19N, Suite 102, Clearwater, FL. 33763

A Board of Directors' Budget Workshop of the Windrush Bay Condominium Association Inc. was held on Tuesday, August 11, 2020 in the Ameri-Tech Conference Room. President Carol Lovejoy, Vice President Judy Sutherland (phone), Treasurer Bob Tannura (phone), Secretary Trudy Neal and Director Bob Hutchinson (phone) were present.

Others present: Christopher Stancil, Ameri-Tech Association Manager, Janice Sofia, Ameri-Tech Representative, Jeff Schram, Financial Chairperson (phone). There were also 3 owners present and one on the conference call.

The meeting was called to order at 10:06 am by Carol Lovejoy.

Carol mentioned 3 expenses that we were having: lift repair - cleaning the motor - \$450.00; extra tree stump - \$450.00; leak under villa 18 - cost unknown, which she wanted the Finance Committee to be aware of.

Bob Hutchinson then brought up additional repair/replace work for 423/424/426 upper walkway, ; 418 repair a front porch totaling \$7,900.00.

At this point, Carol turned the meeting over to the Jeff Schram, Financial Chair. Jeff explained how he went back three years for every bill for all of the line items. He had Financial Committee Members, David Martin check with the City of Tarpon Springs for any tax increase - 2.75 this year; Bob Tannura checked with Duke Energy - minimum increase in charges. Also Jeff mentioned that he talks throughout the year with Bob Hutchinson concerning various warranties. Jeff touched base with our insurance company and was very concerned about a 25% increase. Insurance cost make up 45% of our budget. For the purpose of the budget he used 18% as a guide.

We then reviewed line by line of the budget. Supplies & copies, mulch, legal fees were some of the topics discussed or questioned. Line 6450 was being eliminated. Our maintenance man carries his own health insurance. Some of the changes included a decrease in lines 5200 Pest Control, 6300 Clubhouse Cleaning and 5900 Legal. However, there was an increase for lines 5300 & 5310 Insurance & 5400 Lawn Service Contract. There was also a decrease in the Reserves for Roofing.

Jeff Schram, Bob Tannura, along with Bob Hutchinson fielded all questions, and concerns raised with respect to their areas of knowledge.

Bob Tannura was able to stay on top of changing the budget numbers by a program which he developed.

Meeting was adjourned at 11:15 am.

Respectfully submitted,

Judy Sutherland

WBCA Vice President