

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, February 20, 2020
WBCA Clubhouse 7:00 PM

1. **Call to Order:** Board President Carol Lovejoy called the meeting to order at 7:00 PM. Present were Bob Hutchinson, Carol Lovejoy, Trudy Neal, Judy Sutherland and Bob Tannura. Also present was Chris Stancil, AmeriTech Community Manager.
2. **Establish Quorum of Board:** Since all Board members were present, a quorum was established.
3. A. Motion by Carol Lovejoy, seconded by Bob Hutchinson, to waive the reading of the minutes of the January 16 Board meeting and the Board workshop meetings of Jan 28, 2020 and Feb 11, 2020. Carried unanimously.
B. Motion by Carol Lovejoy, seconded by Bob Tannura, to approve the minutes of January 16, 2020 and the Board workshop meetings of January 28 and February 11, 2020. Carried unanimously.
4. **Report of the AmeriTech Manager:**
Carol Lovejoy introduced Chris Stancil, the new AmeriTech manager assigned to Windrush Bay. Chris thanked the Board for bringing him up to speed, and he indicated that he would prepare his reports in the manner in which the Board requests.
5. **Committee Reports:**
 - A. **Buildings:** Bob Hutchinson reported that the high winds and heavy rain on Feb. 6 caused some damage to the property. Innovated Roof repaired the leak above Unit 424. The repair was covered by the 2014 warranty of Building D. Watertight Roofing will examine the roof of Villa 18. Bob also spotted a shingle near Building E. He asked that whenever a resident sees a shingle on the ground, it should be reported to him, since it is likely an indication of some roof damage. Bob also indicated that he and Darryl Rusch have been inspecting the caulking and stucco on each of the buildings and plan to do one building a week. Bob also indicated that he received a plan from Unit 651 for the privacy fence, and he and Darryl will begin construction next week.
 - B. **Finance:** Jeff Schram reported that the Association finished the month of January \$5492.98 under budget, but February is likely to be over budget due to the \$4500 costs of wind mitigation and land appraisal which were not in the budget. In addition, the cost of the water main break and other plumbing problems are likely to exceed \$1000.
 - C. **Landscaping/Beautification:** The Committee is planning to work Friday at 9:00. Volunteers are welcome. Mary also encouraged residents to make her aware of landscaping needs.

D. **Phone Book:** Judy Sutherland and Bob Tannura have developed a new system using excel which can be easily updated. The current directory is on the website, but a password is necessary to access it.

E. **Pool:** David Martin submitted a report which was read by Carol Lovejoy. David reported that with warmer temperatures, the pool has been much used. Jeff Schram also reported that the special warranty on service and parts for the pool heater/cooler has been extended for another two years at a cost of \$245. Carol Lovejoy signed the contract at the meeting.

F. **Recorder-At-Meetings:** Carol Lovejoy asked to volunteers to take minutes at meetings.

G. **Welcome Packet:** Sally Romano reported that the 2020 Welcome Packets are ready, and she has distributed four packets to two owners and two new renters. Any new resident, either owner or renter should receive a Welcome Packet.

6. Volunteer Groups

Crime Watch: Carol Lovejoy indicated that police were called in connection with a private incident during the month and encouraged residents to call the police when they see things that are of concern. She announced that the Crime Watch picnic is on March 7th from 11:00 am to 2:00 pm.

7. Unfinished Business

A. **Bike Room Concerns and Procedures:** Carol acknowledged the work of the ad hoc committee composed of Gina Bassinette LaRocca, Dainis Danga and Klancy Grasman. Klancy discussed issues regarding the bike room. Examination of the bikes indicates that a number of bikes are no longer in use, and it is proposed that they be removed. Klancy outlined the various memos that have been sent directing that bikes be tagged by 2/17/20. He requested that the Board (1) approve the proposed plan to dispose of untagged bikes and (2) approve the proposed bike room Rules/Regulations. Judy Sutherland indicated that there are rules and regulations already on the website, but the Board would review the suggestions of the ad hoc committee and act on them at the March meeting.

Carol Lovejoy made a motion, seconded by Bob Hutchinson to approve the recommendation of the ad hoc committee to dispose of any unused or untagged bicycles by having Tarpon Tom remove them from the bike room. Carried unanimously.

Klancy also stated that some individuals may wish to sell or give their bikes to residents of Windrush Bay, but he did not think that organizing that procedure would fall under the authority of the ad hoc committee.

B. **CD's Status Update:** Jeff Schram indicated that it is almost a year since the Association purchased CD's, and several are coming due. He recommended that the Board take action to roll over two of the CS's.

Motion by Bob Tannura, seconded by Trudy Neal, to roll over the eleven-month Cadence CD to a thirteen-month CD at the current rate prior to March 5, 2020. Carried unanimously.

Motion by Bob Tannura, seconded by Carol Lovejoy, to roll over the twelve-month CD to another twelve-month CD in Service First prior to April, 2020 at the current rate. Carried unanimously.

C. **Fourth Tiki Hut:** The Board had a brief discussion about the proposal to have an additional Tiki Hut. Because of financial restraints and a lack of consensus, the Board decided to put off the decision until the fall with the possibility of budgeting for it in next years budget.

D. **Privacy Structure for Unit 651:** Bob Hutchinson reported that a plan has been received, and he and Darryl are creating a list of materials with the owners to order for delivery so that he and Darryl can begin construction next week.

E. **Committees to be appointed by the president with Board approval:** Carol Lovejoy indicated that last month she announced her desire to establish here committees to research (1) management companies (2) landscaping companies (3) security cameras and (4) Wi-Fi access (with password for the entire community). To date, she has several volunteers to serve on landscaping but only two on management companies. She would like to have from three to five members on each committee and has asked for anyone interested in serving to let her know.

Chris Stancil reported that he is in contact with Spectrum to negotiate a group package for internet and cable which should be considerably less expensive than what individuals are now paying.

7. New Business:

A. Motion by Bob Hutchinson, seconded by Carol Lovejoy, to approve the request by owners of Unit 513 to remove the small wall in front of the kitchen entry. Carried unanimously.

B. Motion by Bob Hutchinson, seconded by Judy Sutherland to approve the request by the owners of Unit 603 to replace the patio door. Carried unanimously.

C. Motion by Bob Hutchinson, seconded by Carol Lovejoy, to deny the request by the owner of Unit 613 to install glass windows on the lanai. Carried 4 to 1, with Trudy Neal voting against.

8. **Announcements:** Carol Lovejoy announced that workshop meetings will take place on February 25 and March 10 at 10:00 am, and the next Board meeting will be on March 19th.

9. **Adjournment:** Motion by Carol Lovejoy, seconded by Bob Tannura to adjourn the meeting. Carried unanimously, and he meeting was adjourned at 8:28 pm.

submitted 2/29/2020 by Rich Linkh, Recorder-at-Meeting
some editing by board members