

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, January 16, 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 Phil Colettis, filling in for Ashley Moore, AmeriTech Community Manager.
2. Quorum was established. All Board members were present.
3. Motion by Judy Sutherland, seconded by Trudy Neal, to waive the reading of minutes for the Board Meeting of December 19, 2019 and the Board workshop meeting of January 14, 2020. Carried unanimously.
4. Motion by Judy Sutherland, seconded by Bob Tannura to approve the minutes of the December 19, 2019 Board Meeting and the January 14, 2020 workshop meeting. Carried unanimously.
5. Report of the AmeriTech Manager:
Phil Colettis summarized the various landscaping bids that have been received as well as the wind mitigation proposals. He also listed the number of applications for rentals which have been submitted as well as architectural requests. He also indicated that a number of work order requests submitted by unit owners have been referred to Darryl Rusch.
6. Committee Reports:
 - A. Finance Committee: Jeff Schram reported that during December 2019, the Association Finished \$8168 under budget and for the year finished \$50,434 under budget. Jeff stressed that these figures are deceptive since we over budgeted for insurance. Moreover, there was no maintenance man for more than two months. The 2019

fiscal year was more accurately \$3,924 under budget if we disregard insurance and building repair salaries and payroll. Jeff further advised that the 2020 budget is extremely tight due to the Board's effort to keep maintenance and association fees down. The Board is transferring \$30,000 from last year's surplus into the roofing account. Moreover, the costs of wind mitigation and land appraisals were not budgeted for, and at the beginning of 2020, the association has an approximate \$8300 deficit.

- B. Buildings: Bob Hutchinson reported that the new maintenance man, Darryl Rusch, is working hard to catch up with the backlog of work. Pressure washing and sprinkler system repair are high priorities. Watertight Roofing has inspected the leak in unit 642 and gutter overflow near unit 640. During the coming week, Watertight will remove and replace shingles above unit 642 and will apply cement to the gutter cap near unit 640. The sagging gutters on Buildings M and H will be addressed.
- C. Landscape: The committee has been walking the property and has done some planting. Mary Schram has asked that residents use the website and complete work orders regarding landscaping needs.
- D. Phone Book. After fifteen years of doing the phone book, Marion Linkh has indicated that she would like to hand the task off to another resident. Bob Tannura and Judy Sutherland will set up a format with a new program which will enable volunteers to take over the task.
- E. Pool Committee: Mary Schram reported that ten new chairs have been placed around the Tiki huts.
- F. Welcome Packets: Sally Romano reported that she is working on the packets and will give them to new residents within the next few weeks.

7. Volunteer Groups:

A. Crime Watch: Carol Lovejoy indicated that T.J. Nagy is the Windrush Bay representative to Crime Watch.

Anthony Boone of the Tarpon springs Police Department is the new Contact for Crime Watch. There is a Crime Watch link on the association website.

B. Social Activities: Mary Schram indicated that Ladies Night Out, sponsored by Sheila Basque and Pat Allyn, is scheduled for Wednesday, January 22 at 5:00 PM and the Taco Party, sponsored by Mary and Jeff Schram, is scheduled for Friday, January 24 at 5:30PM Residents must sign up in the bike room in order to attend either event.

8. Unfinished Business:

A. Wind Mitigation: Motion by Bob Hutchinson, seconded by Judy

Sutherland to contract with Felton Adjustment Team, LLC (FPAT) to provide Wind Mitigation update for the fifty-three residential buildings of Windrush Bay Condominium Association at a cost of \$3,180. Carried unanimously.

B. Insurance Valuation Update: Motion by Bob Tannura, seconded by Bob Hutchinson, to contract with Felton Professional Adjustment Team, LLC (FPAT) to provide an insurance valuation update with site visit for Fifty-three residential buildings, one maintenance building, one clubhouse and all other related amenities at a cost of \$1,275. Carried unanimously.

C. Bike Room: Carol Lovejoy asked residents to tag bikes with name and unit number as soon as possible. The tag should be weather proof and attached permanently to some part of the bike. She asked that the procedure be done in February/March, but the removal of untagged bikes will not begin until April. Gina LaRocca has

- volunteered to coordinate the project. She is pursuing the possibility of donating unclaimed bikes to a veteran group that repairs them for veterans to use to commute to work.
- D. Additional light by parking area near clubhouse: The Board discussed various possibilities such as solar lighting or an additional electrical light. They will consider several options and put it on the agenda for the February meeting.
- E. Additional Tiki Hut for pool: The possibility of providing a fourth Tiki Hut is quite controversial. Carol Lovejoy asked for input from the community but received only fifteen responses. She has asked for additional input and the Board will consider the issue at next month's meeting.
- F. Request for Unit 651 to construct a privacy structure on the common elements area outside the common elements area outside of the back lanai. Motion by Carol Lovejoy, seconded by Bob Hutchinson, to deny the request by Unit 651 to construct a privacy structure. Motion was defeated with Carol Lovejoy and Bob Hutchinson voting yes and Trudy Neal, Bob Tannura and Judy Sutherland voting no. After Continued discussion, Bob Tannura made a motion, seconded by Judy Sutherland, to authorize the construction of a privacy structure on the common elements area in the back of the lanai of Unit 651, provided that prior to construction, the unit owner submits to the Board an architectural drawing, indicating specific dimensions and materials to be used and that the structure be consistent with those at the rear of units 629, 631, 633 and 635 in building L. In addition, the construction, materials and ongoing maintenance is at the owner's expense. Motion passed 3-2 with Carol Lovejoy and Bob Hutchinson voting no.
- G. Carol Lovejoy announced that she would like to appoint a committee, would (1) create a list of specifications of

- management needs of WBCA (2) gather information and references from five or more management companies (3) check references (4) make recommendations to the Board for consideration. Carol asked for volunteers to serve on the committee.
- H. Carol Lovejoy also announced her intention to appoint a committee to research landscaping companies. She would like to appoint a committee of between three and five owners to (1) review/update the “old” specifications for landscaping and lawn maintenance developed by previous boards (2) review and evaluate proposals obtained from) various companies (3) check other properties listed by these companies (4) make recommendations to the Board. The committee will be approved by the Board. Carol asked that anyone willing to serve on the committee let her know as soon as possible.
- I. Carol Lovejoy also asked for owners to volunteers to research the feasibility of using security cameras for the property as well as wi-fi access (with password) for the entire community.

9. New Business:

- A. Authorization to keep WBCA attorney after notice she changed firms. Motion by Bob Tannura, seconded by Carol Lovejoy, to retain Nicki Fernandez as the attorney for WBCA. Carried unanimously.
- B. Motion by Bob Tannura, seconded by Bob Hutchinson, to transfer \$30,000 from the BB&T General Operating Fund to the Roofing Reserve Fund. Carried unanimously.
- C. Motion by Bob Hutchinson, seconded by Carol Lovejoy, to transfer \$50,000 from our Servis First money market reserve (presently at 0.50% to a new Servis First CD at a present rate of 1.66%. Carried unanimously.

D. Motion by Trudy Neal, seconded by Bob Tannura, to transfer \$50,000 from our Cadence money market reserve account, presently making 1.19% to a new 13 month CD, making 1.67%. Carried unanimously.

E. Motion by Bob Hutchinson, seconded by Carol Lovejoy, to ratify the expenditure of \$1175 for the sprinkler line repair by Villa 22. Carried unanimously.

F. Motion by Bob Hutchinson, seconded by Bob Tannura, to ratify the \$375 expenditure to Sam Swinton for the pavement repair next to villa 22. Carried unanimously.

10. Announcements: Carol Lovejoy announced the upcoming Workshop meetings of January 28 at 10am, February 11 at 10 am and the Board Meeting of February 20 at 7 pm.

11. Adjournment: Motion by Judy Sutherland, seconded by Bob Hutchinson, to adjourn the meeting. Meeting adjourned
at
8:22 pm.