

Windrush Bay Condominium Association, Inc.
Board of Directors' Meeting
Wednesday, March 20, 2024 @ 7:00 pm
WBCA Clubhouse & Zoom

AGENDA

1. **Call to Order**

2. **Establish Quorum of Board**

3. **Minutes of previous board meeting**

Motion to waive reading: Board of Director Meeting, January 17, 2024; Board of Directors Financial Workshop, January 23, 2024; Board of Directors Workshop, February 6th, 2024, Board of Directors Workshop with Arborist, February 28, 2024

Motion to approve the following minutes: Board of Director Meeting, January 17, 2024; Board of Director Financial Workshop, January 23, 2024; Board of Directors Workshop, February 6th, 2024, Board of Directors Workshop with Arborist, February 28, 2024

4. **Report of AmeriTech Manager**

5. **Committee Reports:**

Finance & Pool Committees
Kayak Exploration Committee
Phonebook
Recorder-at-Meetings
Social Committee

6. **Volunteer Group Reports:**

Crime Watch

7. **Unfinished Business:**

Hydrant update by villa 30

Ratifications of Board decisions since January 17, 2024

Summit Fire & Security -inspection of fire hydrant & valve \$964.00;
replacement of the fire hydrant \$11,542.91

Dario- \$5,000.00 for stucco work for Buildings E & G

8. **New Business:**

Electrical repair for pool & clubhouse.

Insurance inspection -update

Repainting the condo parking lots lines, unit numbers, guest spots & car stoppers

City of Tarpon Springs arborist walk around - update

Mangrove & Palm Trimming -update

Tree Trimming & Removal - update

Motion to change Rules & Regulations Window Guidelines to include either single or double hung windows for the villas

Discussion of remedial work we might be able to do concerning the plumbing of the condo units.

Discussion of a system for the Identification of cars which should be on property.

Potential revival of building captains, suggested by owner of villa 22.

Ratifications of Board Decisions since January 17, 2024

Weather Chek Electric, Inc.- \$15,777.75 for repair of electric wires for the clubhouse.

Plumbing repairs for units 507, 511, 621, 641& outside water break in front of villa 20 - \$7160.49

9. **Announcements:**

Please continue to place work orders online (windrushbay.org) if you find a water stain on your ceilings, including the closets. We will continue to have maintenance check it out.

Friendly reminder - Dogs must be on a leash at all times outside and their poop needs to be picked up immediately. This is also a Tarpon Springs City Law.

Next Board of Directors' Meeting, Wednesday April 17, 2024 @7:00pm at the WBCA Clubhouse.