

Windrush Bay Condominium Association, Inc.  
Minutes of Workshop Meeting  
February 14th, 2017

A Board of Directors' Workshop of the Windrush Bay Condominium Association, Inc. was held on Tuesday, February 14th, 2017. The president, vice president, secretary and director were present. The meeting was called to order at 8:00 a.m.

Others present, Louis DeSantis Ameritech Assoc. Manager, owners -Joan Hoffmann, Jeff & Mary Schram and Bob Tannura.

Items discussed were:

1. Building maintenance - Unit 647 will be having work done on the placement of a dryer vent, some dry wall work and minor electrical work. They will be making out an Architectural Alteration Approval Form. The sidewalk[by "O" building] has 1 estimate from a vendor, a 2nd one is coming. Building sidewalk by "H" has received an estimate which is quite high. The chimneys at "O" building and the clubhouse received an estimate for \$27,00.00. Not sure if it is to replace and cap or replace the whole chimney and cap. Having Chimney inspections was discussed; bait boxes are being filled. No pickup of dumpsters on Friday. However, all dumpsters were picked up on Mon. Need to get in touch with the city and have that day credited to our account. Ameritech will do the follow up. Tom and Sylvia have complained of oil stains from the garbage trucks all over the property.

2. Pool - 4 pool chairs are being replaced @ \$70.00 per chair; will be replaced by 4 loaner chairs. The shaft of the pool cover fell out, a welder is needed to make the top part of the pool shaft; The pool cover will be coming off at the end of the month. it normally stays on for 3-3 1/2 months depending upon the weather.

3. Grounds -

Seawall - need to make a joint meeting with Windrush North. There have been too many delays on their side, we will most likely go on our own. We would like Windrush North to do the West side of their property so we have a smooth finish. The height of the seawall will be raised by a foot. It causes a safety concern if Windrush North doesn't do the west side.

Dock - all taken down by volunteers; need to form a dock committee - location and type of dock need to be resolved; Permits need to be looked at; different types of docks require different permits - which affects the cost and insurance needed. Jeff & Bob have agreed to be on the committee but not to chair it.

Sprinklers - Patrick fixed a loose part which allowed all the sprinklers to work instead of just 1/2 working.

Landscaping - money is being collected for new plants; the committee met with professional landscapers to borrow their ideas and implement at a fraction of the cost. 2 pepper plants need to be removed from Florida Ave

4. Work Orders - E-mail blast needed on how to do a work order - either by the website or paper and pencil; Jack King would like the security light moved or his neighbors' palm tree cut down. One suggestion to be made to him is to install a few of the solar lights around the base of the building. Carol will talk to him and Dorie
5. Amendments proposals - Town Hall meeting to be held on March 15th at 7:00 p.m.
6. Finances update - special assessment meeting at March 10th at 10 a.m. for the amount of \$36,000.00; to be voted on at the February 16th meeting.-1 payment for owners; we will work with those who need monthly payments

The meeting was adjourned at 9:05 a.m.

Judy Sutherland, WBCA Secretary  
January 10th, 2017