

Windrush Bay Condo Association
Board Meeting Minutes December 21, 2017

Board Members: Carol, Pat, Bob H. in attendance. Bob T. and Judy by phone
Lou from Ameri-Tech

Shareholders attending: 12

Carol called meeting to order at 7:00 pm.
Quorum of board established

3. Minutes of previous meeting approved. Pat motioned Bob H. seconded, all in favor.

4. Report of Ameritech - 2 units delinquent

Special Assessment: 2017 - 26000.00 paid, 34,000.00 remaining

2018 - 29000.00 paid, 21,000.00 remaining

Delinquent owners will be subject to collections and any legal fees
that are incurred

HOA board certification courses January 29th, 2018 3 board members to attend

Villa Painting - tentatively scheduled for 4th quarter 2018. Notice to owners in
preparation will be distributed.

Windrush North left station fee of 2000.00 in collections, per Carol. They will be
responsible for any fees incurred

Three applications for rental being processed

5. Buildings: N bldg stucco on stairs

B bldg roof - sheathing needs to be replaced with approx 35 sheets of plywood.
Damage from water may include joists. Roof was replaced in 2004. Prior contractor did not
follow standards and shingles spaced too far in areas, eaves not properly prepared. Bldg B
and other bldgs to be inspected to insure that joists and integrity of roofs intact.

Villa 6 wants to be reimbursed for electric contractor used when they plugged into their unit.

Finance: Copies/office supplies, salaries, pest control and storm water costs have gone up.
Storm water goes into gulf and not processed so Lou will check with Tarpon to see why.

In response to audience question, Carol explained the difference between reserve funds and
special assessments.

Need another committee member on finance committee

Landscape - Beautification: New plantings being watched and volunteers need to water them. Great job by the volunteers who toil in the heat to make WBC look lovely

Patio/Deck: Viewing pad failed to get enough responses from homeowners so will try again in January. Mailings are too expensive and Florida law prohibits email for approval. Funds have been appropriated for this project so it just needs majority approval.

Expansion of deck outside clubhouse with concrete pad and installation of kayak rack suggested. Need approval from homeowners.

Phone Book: Continuing to update. Should be ready for distribution in January

Pool: Pool will be closed to address chemical imbalance and to allow Patrick to paint new concrete installation. Notice will be posted - probably first week of January

Seawall: On or about January 1, 2018.

- a. Plywood on pool fence to prevent debris from blowing into area
- b. Bob H. and Patrick have laid out sprinklers to see if they will cover area once job completed
- c. Any fill needed will be flattened and not mounded to avoid excessive blowing of dirt

Welcome Packets: New owners in Unit 424 - welcome! Updates to packets almost complete

6. Volunteer Groups:

Crime Watch: Link on website for up to date scams in this area

Minor petty vandalism in the past in pool area and bikes being stolen from bike room

Homeowners asked to keep an eye out during construction for any activity from outsiders

Social: January 12th at 5 pm welcome back party. All scheduled events are posted on bulletin boards

Christmas party was a great success.

New Business:

Shared expense with WN: Board to meet regarding their costs. Need meeting to set in place protocols moving forward.

Lift Station: Line item is adjusted annually, not as funds are used. Repairs done Jan. 17, 2017 are not yet deducted from line item amount. This causes confusion throughout the fiscal year. Accounting at Ameritech will be asked why line items dont adjust automatically as funds are used. Lou agreed that this is an issue.

Carol - smaller board meeting will be held to discuss details of line item budget concerns and concerns with WN

Clubhouse: Reserving for private use. Judy is revising/consolidating info for use of club house. Concerns regarding insurance and alcohol use and our responsibility will be addressed. Theres 150.00 deposit for homeowners but no rental fee. Once Judy has completed info update it will be posted on website.

There has been unauthorized removal of items from clubhouse, including utensils from kitchen and trash cans. We are reminded that the clubhouse is for everyone to use and that items in the clubhouse should remain there.

Stucco Repair: Bldg B & L Sheathing aqnd stucco repair/replacement for 5585.00. Work to be done by Homeworks, Holiday, fl. Bob motioned, all agreed. Motion approved.

Bldg N Sam Swention shall replace wire mesh and stucco for 1150.00 Bob H motioned, all agreed, Motion approved.

Landscape: Suggested lattice surround for pool equipment cannot be installed per pool company. They need access on all four sides and it would be impossible if completely enclosed. The lift station can be enclosed on two sides

Water shutoff: January 2nd, 2018 from 9:30 am until 1:00 pm or until job is complete. Units that need to install main cutoffs in their units will be urged to do so during this time.

Villa Painting: Scheduled for October - November after the rainy season. Villa owners will receive letter to advise of dates and what needs to be done to prepare for painting.

Valspar was used in the past but was purchased by Sherwin Williams. Exact color no longer available so will get as close as possible.

December 26th board meeting cancelled

Ameritech closed for week after Christmas. Any calls should go to Carol who will contact them

Roof inspections possible week after Christmas to ensure no other issues are present.

There being no further business, the meeting was adjourned at 8:09. Pat motioned, Bob H seconded. All in favor.

