

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, December 20th, 2018
Windrush Bay Clubhouse 7:00 PM

1. **Call to Order:** Board President Carol Lovejoy called the meeting to order at 7 PM. Present were Vice President Pat Altyn, Director Bob Hutchinson, Treasurer Bob Tannura(phone) and Secretary Judy Sutherland(phone). Also present was Kathy Hines, Association Manager.
2. **Quorum** of the board was established.
3. Motion by Pat Altyn, seconded by Bob Hutchinson to accept the minutes from:
October 18, 2018 Board Meeting
October 23rd, 2018 Board Workshop
November 13th, 2018 Budget Meeting
November 13th Board Organizational Meeting
November 27th, 2018 Board Workshop
December 11th, 2018 Board Workshop

Carried unanimously.

4. **Report of AmeriTech Manager:** Kathy Hines gave an accounting of the Cash on Hand at the end of December, 2018 as follows:

Petty Cash.	\$200.00
BB& T General - Account	\$46,340.88
BB& T Reserves	\$354,660.00
Suntrust Checking	\$85.00
Suntrust M/M	\$122,716.04

She also reported that waste services will now be routinely picked up according to the Season schedule. In addition, all fire hydrants will be painted with coloring to show the rate of flow per hydrant, as per the City of Tarpon. There were 2 approved buyer applications for villa 20, and condo unit 616; three renters approved applications for villa 27, condo units 648 and 653 since the October 16th, 2018 BOD Meeting. Also there is one request for new hurricane windows from villa 39.

5. **Committee Reports**

Building:

November 13, 2018

We are still awaiting the replacement sliding door screen in 515, though it is on order by the contractor and will be replaced when it arrives.

In other unfinished business, the chimneys for 423 and 424 are still awaiting repair, though the contractor ordered parts over a month ago and was to begin when they arrived. With recent rains coming in, a drywall contractor will now be needed to repair

ceiling damage. Getting a second opinion on our best repair option took much longer than expected. We should also still get the remaining chimneys in buildings E, G and K inspected and repaired in 2019.

Repairs to the lanai enclosures of Villa 28 and 32 still have not been completed. Responsibility for the painting after repairs may need to be borne by the owners.

Homeworks of Holiday just today submitted a proposal for an extensive list of repairs to Villas and Condos which came in higher than expected. I don't think I can recommend approving this, as there is some work Patrick could do. I'll get together with him in the next few days to trim the list.

Last week there was major flooding in Villa 18 due to a very old leaking water heater. The owner turned off water before leaving last Fall, but an unknown person turned the external water shutoff back on. When the painters alerted us to a suspicious hissing noise inside the unit, Villa 19 owner entered to find water rushing out of the top of the heater and the entire floor covered with water, which was running over the sill of the sliding doors onto the lanai. When or by whom the water was turned off remains unknown. Damage is very extensive and lower drywall must be removed from all walls to allow drying. Please replace water heaters after 10 years to prevent leaks BEFORE they happen.

Respectfully submitted,
Bob Hutchinson, Chair

In addition, both Villa 28 & 32 lanai's still need to be repaired by their respective owners. They will only be painted on three sides. Inside the lanai will not be painted but free paint is available at owners request.

Finance:

We finished the month & 26,099.68 in the hole. This includes the monthly flood insurance that was not taken out of the AmeriTech monthly spreadsheet. As I mentioned in the past, both insurances are not taken out until the end of the month. I've talked to Ruth to see if we could change the due dates to the middle of the month to correct this problem.

I also had Ruth take the audit report money out of the CPA service fund (line item 5920) rather than the income tax fund (line item 5600).

I would recommend at the end of the year that we resolve our deficit by using the flood insurance refund & taking the rest from our prior years build up.

Sincerely,
Jeff Schram,
Finance Committee Chairman

In addition, there is about \$30,000 in the Community Fund Reserve which can be used for the slider roller repairs in the clubhouse, additional solar lights for the entry road and the purchase of new pool chairs.

Landscape/Beautification: Mary Schram will be acting as a consultant due to her limitations.

Phone Book: Contact Carol Lovejoy for necessary updates and changes for 2019. They are trying to have the books ready by mid January.

Pool: Report was read by Carol Lovejoy

1. With the cooler weather - the Pool Area has been fairly quiet. However, the pool heater is keeping the pool water comfortable at 85-86 degrees.
2. Also, the pool is being covered at night due to the cooler temperatures unless it is very windy. If it is very cool during the day the cover is also being left on so as not to cool the heated water
3. With the pool being covered at sunset - the pool committee would like to request that some residents and renters volunteer to help cover the pool at sunset. Names can be given to me - or - Jeff Schram.
4. We also have three lounge chairs that Patrick has placed in the shop. They need to be restrung. When most of the residents and renters return in January - we will need these loungers.

Peter Mazer from Outdoor Furniture Connections - in St. Petersburg did a couple for us two years ago. I spoke with Pete on tuesday. I believe he said the price would be \$50.00 plus delivery. He won't be able to pick them up until after Christmas - and it will take about three weeks to work on them - but he will give us a couple of loaners to use. He did this last time he did the loungers. Pete is suppose to e-mail me an official billing proposal - which I will forward to you when I get it.

The pool committee would like the Board to perhaps use some of the funds available in the Community Fund to pay for the expense.

Thank you for your consideration of this request'

Respectfully submitted,
DavidMartin
Pool Committee Chairperson

Recorder at Meetings: Volunteers always welcomed.

Welcome Packets: Are given out as needed.

6. Volunteer Groups Reports:

Crime Watch: Fairly quiet, however there are still concerns about trespassers. Meetings are the 4th Thursday of each month.

Social Activity: Welcome Back Cocktail & Trivia Night, Friday, January 11th, 2019 @ 5:30 pm- Clubhouse, Auction, 50/50 Raffle, Trivia about Windrush. Bring appetizer, beverage and cash. Sign up in Bike Room.

Girls Night Out, Ozona Blue, Wednesday, January 16th ,2019. @5:30 pm. Casual dress, sign up in the bike Room by 1/11

7. **Unfinished Business:**

Motion made by Pat Altyn, seconded by Bob Hutchinson to approve the purchase of 5 solar lights for the entry way at \$360.00 each. The Community Reserve funding will be used. **Carried Unanimously.**

Villa painting: a screen cleaning brush was used by the painters to remove paint successfully from a screen. Double check with billing the status of an invoice if payment was made. Speak with JoAnn about villas 28 & 32.

Landscaping concerns: suggestion -to give gardeners a checklist to complete; every other week is mowing/ trimming.

Buildings J, H, and M need soffit replacements

Discussion of a keyed gate by the pond for the next workshop in January.

Set up a volunteer pool table replacement committee. A donation was received from a family member of 402. Carol mentioned asking Jeff Barber, John Webb and Frank Zebert.

8. **New Business**

Motion by Carol Lovejoy, seconded by Bob Tannura to ratify the appointment of Paul Lundberg of villa 21 to the Finance Committee.

Carried unanimously.

Motion by Carol Lovejoy, seconded by Bob Hutchinson to ratify our approval for hurricane windows requested by villa 39.

Carried unanimously.

Motion by Bob Hutchinson, seconded by Bob Tannura to ratify our approval for a new front door for villa 2.

Carried unanimously.

Motion by Carol Lovejoy, seconded by Bob Hutchinson to ratify our approval for payment for plumbing repairs 26/27.

Carried unanimously.

Motion by Bob Hutchinson , seconded by Pat Altyn to approve the repair of 8 leaking outdoor faucets by Friends plumbing at a cost of \$125.00 each.

Carried unanimously.

Motion by Bob Hutchinson, seconded by Pat Altyn to ratify our approval for a roof repair to Villa 4.

Carried unanimously.

High tree trimming is on hold.

Fire hydrant repairs will be done by the company that is authorized by the City of Tarpon Spring to check them for repairs if needed. The base color of private fire hydrants will be red and the cap orange according to code. This information comes from the Fire Marshal.

Motion by Carol Lovejoy, seconded by Bob Hutchinson to buy 4 pool lounges from the same company and repair 4 pool lounges using the community Owned Facilities Reserve.

Carried unanimously.

Pool Fence Replacement - to be discussed at January's workshop.

Laundry Room Contract Modification option 1. Carol will sign and send. No change in the present contract.

Pest Control - checking out Green Tech, PCS, Impact companies. Unhappy with PCS our current company. Green Tech injects into the walls and is very costly. PCS comes with a different crew each time and is based in Sarasota. Impact is a local company. Bugs by Us is right next to Windrush North, may also contact them.

Grills - Parts are missing, tanks aren't being shut off, drip pans aren't cleaned after use. This is causing a health and safety concern. 2 bait boxes have been placed there.

9. Announcements

Board Workshop Meeting - January 8th, 2019 changed to January 10th, 2019 @ 1pm
Board of Directors Meeting - January 17th, 2019

Motion to adjourn by Pat Altyn, seconded by Bob Hutchinson.
Adjourned at 8:30PM

Recorder -at-meeting
B. Monaghan
Edited by board members

