

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, January 18, 2018
WBCA Clubhouse 7:00 PM

1. Call to Order: Board President Carol Lovejoy called the meeting to order at 7:00 PM. Present were Pat Altyn, Bob Hutchinson, Carol Lovejoy, and Judy Sutherland. Board member, Bob Tannura participated by phone. Also present were Louis DeSantis and Giancarlo Gonzalez representing AmeriTech management.
2. Quorum was established.
3. Motion by Bob Hutchinson, seconded by Pat Altyn, to approve the minutes of the December 21, 2017 Board Meeting and the January 9, 2018 workshop meeting. Carried unanimously.
4. Louis DeSantis introduced Giancarlo Gonzalez who will replace him as the AmeriTech Manager at Windrush Bay.
5. Louis DeSantis gave the report of the AmeriTech manager. He indicated that January will be a transition period as he orients Giancarlo Gonzalez to Windrush Bay. Mr. DeSantis reported that the association is in good standing with the collection of maintenance fees. Regarding the seawall assessment, \$9,408.17 has been collected, and \$20,891.93 is outstanding. He also reported that villas will be painted during October or November of 2018, and written quote requests will be sent to before this month. Later in the

meeting he asked for directions regarding a letter to be sent to villa owners.

6. Committee Reports:

- A. Buildings: Bob Hutchinson reported that Building B has been totally re-roofed at a total cost of \$25.225. In Building N the stairs have been completed, and bids are going out for stucco.
- B. Finance: Jeff Schram reported that the year ended with the Association being \$30,000 under budget. The figure, however, does not include necessary roof repairs. Funds may have to be transferred from the general fund to the roofing fund. The Association saved substantially on trash and water costs. It should be noted that no money was made in the laundry room, and expenditures were in excess of one thousand dollars.
- C. Landscape/Beautification: Mary Schram reported that the committee has been transplanting items and has done a great deal of work on Florida Avenue and Windrush Bay Drive. Because of weather, the committee has not been working on a regular schedule.
- D. D. Phone Books: 2018 phone Books are available from Carol Lovejoy and Marion Linkh. Carol suggested that members check their own contact information and inform Carol or Marion re changes.
- E. Pool: David Martin reported that the pool temperature has dropped to 76 degrees. The pool will be closed for a day, probably in early February, to replace cracked tiles and to allow Patrick Dorch to paint the deck.
- F. Seawall: Jeff Schram explained that work will begin on February 1st. He has been in close contact with the contractor and engineers. Jeff explained the extent of the work regarding the construction of the seawall and

upgrading the point. On January 31, plywood will be placed along the pool fence to prevent dirt from going into the pool. During construction, there will be no parking in front of “O” building. The electrician will have to be on standby and able to complete work for the lights. This will take place about the third week of March.

G. Welcome Packets: Sally Romano reported that welcome packets have been prepared and distributed to residents. If anyone needs a packet, please contact Sally.

7. Volunteer Groups:

A. Crime Watch: Carol Lovejoy reminded owners to report any suspicious behavior to the police. Residents were also reminded to lock cars, especially at night.

B. Social Activities: Mary Schram reported that Mingo, Water Aerobics, Grilling, Game Night, Mah Jongg, and Texas Hold-Em have all begun. Welcome Back Cocktails and Girls Nigh Out were well attended. Taco Bar Party is scheduled for January 26 and Pancake Breakfast for February 8.

8. Unfinished Business:

A. Storm Water Charges: Bob Hutchinson has been in contact with a civil engineer who has indicated that Windrush Bay has been paying a storm water charge to the City of Tarpon Springs. Since we take care of our own storm water drainage, it appears that we are entitled to a rebate. Motion by Bob Tannura, seconded by Pat Altyn, to contract with Aro Engineering, at a cost not to exceed \$1500, to study Windrush Bay’s storm water drainage as background for seeking reimbursement from the City of Tarpon Springs. Carried unanimously.

- B. Motion by Pat Altyn, seconded by Bob Tannura, to approve Unit 624's request to have Homeworks of Holiday remove an interior wall between the hallway and dining room. Carried unanimously.
- C. Motion by Carol Lovejoy, seconded by Pat Altyn, to approve the request by Unit 629 to have Daly Home Improvements install new acrylic lanai windows and lanai door. Carried unanimously.
- D. Motion by Judy Sutherland, seconded by Bob Tannura, to approve Unit 654's request to have Daly Aluminum replace existing windows with vinyl framed hurricane windows. Carried unanimously.
- E. Motion by Pat Altyn, seconded by Judy Sutherland, to authorize Patrick Dorch to purchase Sherwin Williams paint at of \$525 to be taken from the community fund to paint the pool deck. Carried unanimously.
- F. Motion by Carol Lovejoy, seconded by Judy Sutherland, to authorize Louis DeSantis to send the sample letter to villa owners alerting them to the plan to the exterior of their units during October and November of 2018. Carried unanimously.

10 Announcements:

- A. Louis DeSantis indicated that letters will be sent to those unit owners who are delinquent in asocial fees and special assessment fees. At 30, 60 and 90 days.
- B. Carol Lovejoy indicated that the owner of Villa 2 has passed away, but the unit is not yet for sale and when it is, it will be handled by a realtor.

11. Adjournment: Motion by Bob Hutchinson, seconded by Carol Lovejoy, to adjourn the meeting. Carried unanimously and meeting adjourned at 8:15.

