

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, March 15, 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, Judy Sutherland and Bob Tannura. Also present was Giancarlo Gonzalez, Community Association Manager.
2. Quorum was established
3. Motion by Pat Altyn, seconded by Judy Sutherland, to approve minutes of February 18, 2018, Board Meeting and Board Workshop meetings of February 27, 2018 and March 13, 2019 as well as Special Assessment Meeting of October 26, 2017. Carried unanimously.
4. Report of AmeriTech Manager. Giancarlo Gonzalez summarized major developments since the last Board Meeting. He reported on various architectural requests, Patrick Dorch's various projects and activities related to the seawall project, point project and lighting at the entrance to Windrush Bay Drive. He also summarized proposals received for tree trimming and stump removal.
5. Committee Reports
 - A. Buildings: Bob Hutchinson reported that evidence of termite damage was found in the lanai of Unit 516 in F building. He also indicated that he and Patrick Dorch have completed pre-paint inspection of the villas and have made repairs. They have also compiled a short list of repairs which need to be completed by a licensed contractor and are expecting proposals shortly. Sheds in villas 2, 3, 8, and 18 will need work before painting begins. Bob also reported that Unit 622 has requested a stairway light.
 - B. Finance: Jeff Schram reported that the budget was overspent in February by \$2,858.17 largely due to legal fees and building repairs and maintenance which, combined, were just under \$8000 over budget. All other line items were at or under budget. Jeff also reported that Windrush North has paid its portion for lift station repairs from December 2016, and we are close to agreement with Windrush North concerning shared expenses for 2016 and 2017 and for shared expenses for the future.
 - C. Landscape/Beautification: Mary Schram reported that she, Kristin Hardy, and Barbara Lerch have been cleaning out areas close to the villas in preparation for painting. The committee is willing to plant items purchased by owners. She cautioned against planting on lanai patio areas and reminded members that planting of trees requires board approval. Patrick Dorch has been working with the landscaping contractors to improve services.
 - D. Phone Book: T.J. Nagy and Carol Lovejoy have copies of the phone book. Carol is attempting to get the form for changes on the website. At present she has paper copies of the correction form. Contact information on the back of the

phone book for the community manager should be changed to Giancarlo Gonzalez's e-mail - ggonzalez@ameritechmail.com. Giancarlo "G"'s extension is 256.

- E. Pool: Mary Schram reported that the month of February was warm, and the pool cover was not needed. However, with the cooler weather in March, the cover has been necessary. The pool cover may also be needed as seawall construction and the point projects continue, depending on the amount of dirt blowing into the pool area. Mary also addressed the double lock on the pool gate while the cover is on. This is a regulation required for safety.
- F. Recorder at Meetings: Carol Lovejoy requested volunteers to take minutes at meetings. Several people are required since no one recorder is available at all meetings.
- G. Seawall and Point Projects: Bob Tannura indicated that the seawall project is progressing as planned. There was considerably more concrete from old sidewalks than had been expected, which will be broken up. Similarly, benches and lighting on the point will be discussed later in the meeting.
- H. Welcome Packets: Sally Romano will continue distributing welcome packets to any new residents.

6. Volunteer Groups

- A. Crime Watch: The Crime Watch picnic was a success, and Windrush Bay was well represented. The police department is appreciative of Windrush Bay's support and its providing needed "eyes and ears". Crime Watch's monthly newsletter is available via a link from the Windrush website.
- B. Social Activities Group: Mary Schram reported that she and Sue Jamison will turn over their duties to Tina Barber, Dori Bryant and Cheryl West. She and Sue will continue to help the new chairpersons. The social committee planning committee met on March 14 to plan events for 2019. The calendar will be submitted to the board and finalized shortly.

7. Unfinished Business:

- A. Motion by Bob Hutchinson, seconded by Pat Altyn to authorize unit 422 to proceed with window replacement which had been delayed from 2/15/18. Carried unanimously.
- B. Motion by Bob Hutchinson, seconded by Pat Altyn, to retain Homeworks of Holiday to repair the soffit on building F, repair the fascia on building B and shore up the stairs on building C at a total cost of \$2725. Carried unanimously.
- C. Bob Hutchinson reported that the stucco work has been completed on the lanai of unit 629.
- D. Bob Hutchinson reported on the lighting of the entry road. Some electricians have examined the area but have not yet provided proposals. Bob will attempt to get three proposals, and the board will discuss them.
- E. Tree Removal: Motion by Bob Hutchinson, seconded by Carol Lovejoy, to hire A & M Tree Care to remove the pine tree stump at building O at a cost of \$300, remove the oak tree at building A at a cost of \$400, remove an oak tree at villa 8 at a cost

- of \$150 and remove an oak tree and stump in the median at a cost of \$400, for a total cost of \$1500. Work will be scheduled so as not to conflict with work on point. Carried unanimously.
- F. Club House Reserving for Private Use Guidelines: Several proposals have been discussed at board workshop meetings, and Carol Lovejoy explained them and tried to consolidate them. A request form is being finalized. The board will draft a more finished document and seek approval at the April board meeting.
 - G. New guidelines for units having estate sales were adopted. Motion by Carol Lovejoy, seconded by Judy Sutherland, that the board approve guidelines to be required of owners requesting to have an estate sale on the Windrush property. Carried unanimously.
 - H. Pool deck painting will probably take place at the end of April 2018.
 - I. Pool chemical stabilization will be postponed until the seawall project and the point project have been completed.
 - J. Electrical wiring and installation of lights needs to be ready for work within the next three or four weeks. The board will seek several bids for 9 poles and lights and one for the flag pole. Bob Tannura will write up specifications and attempt to get three bids.
 - K. Benches for the Point: Motion by Bob Tannura, seconded by Carol Lovejoy, to have the "Bottlewood" provide and install five 5 foot benches in light color gray at a cost of \$560 each plus cost for parts and installation. Carried unanimously.
 - L. Storm Water Charges: Bob Hutchinson continues to work the City of Tarpon Springs in an attempt to get a rebate for some of the past charges.
 - M. Motion by Bob Tannura, seconded by Pat Altyn, that the board accept the agreement with Windrush North and accept \$2118.69 as the cost of shared expenses for lift station and entrance road costs for the years 2016 and 2017. For 2018 and forward Windrush North will pay \$166.67 per month and 36% of any major repairs or required maintenance such as road paving or lift station repairs. Carried unanimously.
 - N. Painting of the villas is planned for October and November of 2018. The board will seek bids for licensed paint contractors.
8. New Business
- A. Motion by Bob Hutchinson, seconded by Bob Tannura, to permit unit 414 to have Clearwater Window and Door, Inc. remove and dispose of existing sliding door on the front lanai and supply and install P.G.T Windguard hurricane impact sliding door with white vinyl frame with aluminum reinforcement and clear impact glass with energy max low E and argon gas, no grid and with dual tandem steel rollers with standard screen. Carried unanimously.
 - B. Motion by Bob Hutchinson, seconded by Pat Altyn, to permit unit 414 to have Daly Home Improvement install on the back lanai 4 bronze frame, clear horizontal roller acrylic windows, size for size replacement inside mount including screen and building permit. Carried unanimously.
 - C. Motion by Carol Lovejoy, seconded by Pat Altyn, that the board ratify its action of 2/18/2018 to approve the lift station pump replacement. Carried unanimously.
 - D. Motion by Bob Hutchinson, seconded by Judy Sutherland, that the board approve the installation of a stairway light outside unit 622. Carried unanimously.
 - E. The lanai wall structures for units 515, 516, and 529 are necessary. Bob Hutchinson will get repair estimates.
 - F. Jeff Schram indicated that our flood insurance renewal came in under budget. Last year the cost was \$115,000 and, anticipating an increase, the board budgeted \$120,000. The renewal for this year is \$110, 792; financing costs will be \$1759.62 for a total of \$112, 551.62. Motion by Carol Lovejoy, seconded by Bob Hutchinson,

to renew flood insurance policy with All-lines Insurance at a cost of \$110, 792 plus a financing cost of \$1759.62 for a total cost of \$112,551,62. Carried unanimously.

9. Adjournment: Motion by Judy Sutherland, seconded by Pat Altyn, to adjourn the meeting. Carried unanimously, and the meeting adjourned at 8:50 PM.