

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

1. **Call to Order:** President Carol Lovejoy called the meeting to order at 7:00 PM. Present were Pat Altyn, Judy Sutherland, Bob Tannura(phone), Bob Hutchinson(phone). Also present were Kathy Hines, Association Manager and Joann Geltman, PPG Paint Company representative.
  2. Quorum was established.
  3. Motion to accept the minutes from June 21,2018 Board Meeting, July 19th, 2018 Board Meeting, August 14, 2018 Budget Planning Workshop and September 11th, 2018 Board Workshop was made by Pat Altyn, seconded by Bob Tannura. Carried unanimously.
  4. Carol Lovejoy thanked Pat Altyn and the board for taking over for her while she was ill. She also introduced our new manager, Kathy Hines. Her extension at Ameri-Tech is 344.
  5. **Managers Report:** Manager stated she has been speaking with the landscaper about complaints and condition of property.
  6. **Committee Reports:**
    - A. Buildings: Bob Hutchinson reported repairs were made to Bldg. L stairs. Bldg. B stucco, villa 12 and above 624 had roof repairs. 424 has a water leak due to a faulty chimney. Work is continuing on 515/516. The lawyer reported that the city confirmed that 609 was indeed in violation of the building code and the Board must insure that the building be brought back up to code. A call to the sod company assured us the point was completely rolled.
    - B. Finance: August, 2018. ... We are still \$16,800 in the hole to date. The repair/maintenance building fund is running \$38,000 in the hole year to date. However, with unspent line items in other areas, we arrive at -\$16,800 year to date. Some of these items may be misleading because we have several condo projects on going. Remember we have prior years surplus of \$49,796. During the budget meeting, I wanted to keep \$15-20,000 of that for emergencies. Talking with Patrick last week, we just had a \$1,100 water main break. I also had Ruth change the line item title from seawall reserves to flood insurance refund. Therefore, no 75% vote is needed to use this money. This money originally came from our maintenance fees for flood insurance.
- Sincerely,  
Jeff Schram  
Finance Chairman( ead by Carol Lovejoy)

- C. Landscape Beautification: N/A
- D. Phone Books: Carol Lovejoy reported more phone books were printed. Any corrections or additions, call Marion Links or Carol.
- E. Pool: All is well. New pool person is Eric and he should be there around 11 AM on Monday, Wednesday and Friday. Patrick will be painting the new surface added to the pool tomorrow morning but the pool will remain open.(read by Carol Lovejoy)
- F. Recorder: Carol asked for additional volunteers to take minutes
- G. Seawall: Motion made by Carol Lovejoy, seconded by Pat Altyn to disband the Seawall Committee. Carried unanimously.

#### **7. Volunteer Groups:**

- A. Crime Watch: Please keep car doors locked. Please check website for complete crime watch report.
- B. Social: Halloween Party is on a roll.

#### **8. Unfinished Business:**

- A. A motion to take the old light posts and mark the position by Judy Sutherland, seconded by Bob Tannura. Carried unanimously. The old post would be kept.
- B. A motion to accept PPG as our paint company was made by Bob Hutchinson, seconded by Pat Altyn. Carried unanimously. Joann Geltman suggested to the board to include in the contract a commitment to a time frame of 4-6 weeks with a 3-4 man crew.

#### **9. New Business:**

- A. A motion to ratify the payment for repairs to the roofs on villa 12 and over unit 624, was made by Bob Hutchinson, seconded by Bob Tannura. Carried unanimously.
- B. Bob Hutchinson reported there is a big issue with the caps on the chimneys of 423 and 424. It will cost \$440 to replace the cap on each chimney. A motion was made to replace the top section with the stipulation it is done after a report of the work done on bldg. O by Bob Hutchinson, seconded by Carol Lovejoy. Carried unanimously.
- C. A motion to get the landscape company to limit the amount of spraying to try to eliminate the brown spots by villas 1, 14, 36, and 37 by Carol Lovejoy, seconded by Judy Sutherland. Carried unanimously.
- D. A motion to get an estimate for new rollers for the clubhouse sliders was made by Carol Lovejoy, seconded by Pat Altyn. Carried unanimously.
- E. Work is still going on at 515 and 516.
- F. Applications for positions to fill vacancies on the Board must be in 40 days prior to election.

A motion to adjourn the meeting was made by Bob Hutchinson, seconded by Carol Lovejoy. Carried unanimously.

Meeting adjourned at 8:18 PM

Respectfully submitted

Peggy Babst  
WBCA Recorder