

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting

Thursday, December 19, 2019

WBCA, Clubhouse

1. **Call to Order:** Carol Lovejoy Called the meeting to order at 7: pm. Present were Bob Hutchinson, Secretary Trudy Neal, and by phone Treasurer Bob Tannura, and Vice President Judy Sutherland. Also present was a representative from Ameri-Tech Janice Sofia.
2. **Quorum:** A quorum of the Board was established.
3. **A motion was made** by Carol Lovejoy and seconded by Bob Hutchinson to waive the reading of the minutes for the following: October 17, 2019 Board Meeting, October 22, Workshop Meeting, November 12, 2019 Budget and New Board Organizational Meeting, November 26, 2019 Board Workshop, December 10, 2019 Board workshop. Passed and carried unanimously.
4. **A motion was made** by Carol Lovejoy and seconded to accept the Board Minutes for October 17, 2019, Workshop Minutes for October 22, 2019, November 26, 2019 and December 10, 2019. Also the Budget and New Board Organization Meetings. Passed and Carried unanimously.
5. **Report of Ameri-Tech Manager:** Ameri-Tech will be closed January 2 thru the 10, 2020. Ashley will be returning in January and will be following up with other companies for the wind mitigation appraisal that needs to happen by November 2020.
6. **Committee Reports:**

Buildings: Our new maintenance man, Darryl Rusch, started last week. And we are just beginning to catch up with the two months backlog of work. Darryl's experience in construction, along with plumbing/irrigation repair, are making the transition very easy. He is already taken on a rather large sprinkler repair I was ready to call outside help for. Please introduce yourself to him briefly when you see him working around the property. And thanks to Bob Tannura who spent a lot of time and energy locating the right candidate. As I have said we are working through a backlog of repairs. If you do have something unattended to, please remind us. Respectfully submitted, Bob Hutchinson, Chair.

Finance: I have good news to report! We finished the month **\$14,584.00** in the good. For the year we are now **\$42,266.20** in the good. As I stated last month, I purposely went heavy with both insurances in 2019. Remember now, our flood insurance for 2020 is budgeted **\$7,000.00** less than in 2019. That has not included the 7 to 10% increase that is taking place. Not having a maintenance man for 7 weeks was also a big money saver. If you take both insurances and the payroll for the maintenance man away, we are **\$11,943.25** in the good for the year. The CD's and money market are doing well. For the first 3 months of 2019, we made \$31.84. From April 1 to December 11, we made **\$2,833.43** for the year. Things are really starting to roll. I would request a joint meeting with the board and finance committee after the December finances are released. This could be a board workshop or a special meeting. There are several topics I would like to put on this agenda for the January meeting. Sincerely Jeff Schram, Finance Committee Chair.

Landscape and Beautification: No report. Will get busy after the holidays.

Phone Books: We are looking for someone to take over 2021 who has a knowledge of excel.

Pool: All continues to go well at the pool. Water is still at 86 degrees. The new pool cover has been attached thanks to Jeff's Schram and Barber. The pool will be covered at night, the last person leaving the pool will be responsible for that. Darryl will uncover it the mornings he is here. Otherwise the first person to use it will be responsible. Also, when the pool cover is on it is necessary to attach the chain lock over the front gate door as no one can be inside the pool area when the cover is on. A new tiki hut should be considered by the board as it is requested by several owners for extra shade in the pool area. I contacted Victoria's Tiki Huts of Odessa and she said she would do one for us at the price of \$1,200.00. The same price that she did the ones for us two years ago. Respectfully submitted, David Martin, Pool Chair.

Recorder at meeting: Peggy Babst filling in for Rich.

Welcome packets: 409 needs a welcome packet

7. Volunteer Groups:

Crime watch: Anthony Boone is the new Crime Watch point of contact. A reminder... hands free is now the law in all school zones in Florida. As usual you can read current Crime Watch information on our website.

Social: No report at this time.

8. Unfinished Business:

Proposal to ratify the hiring of Darryl Rusch, the new maintenance man was made by Carol Lovejoy, seconded by Bob Hutchinson. Passed and carried unanimously.

Wind mitigation updated report for all buildings estimate we will get from Ashley in January.

Bike room concerns, bikes must be labeled by January 31,2020. Josef will help with the situation.

A motion was made by Judy Sutherland to accept the revision to the new Rules and Regulations seconded by Bob Hutchinson, passed and carried unanimously.

Motion to ratify the repairs to the roof on buildings 632 631 was made by Carol Lovejoy, seconded by Bob Hutchinson, passed and carried unanimously.

Motion to buy a round picnic table for the patio area was made by Bob Hutchinson, seconded by Bob Tannura, passed and carried unanimously.

A motion was made by Carol Lovejoy, seconded by Bob Tannura, to replace the plastic patio chairs with the same color and type of chairs currently in the pool area at a cost not to exceed \$1,100. Passed and carried unanimously.

9. New Business:

Additional lighting for the clubhouse will be discussed at the next meeting.

Discussion of the purchase of a new Tiki Hut was tabled for the next meeting.

Appraisal of buildings needs to be completed by November 2020. Ashley will check with different companies.

Carol Lovejoy made a motion, recommended by the Finance Committee to combine the two Sun Trust accounts and place them into BBT reserves. Seconded by Judy Sutherland and passed and carried unanimously.

Request for 2 bedroom windows by villa 22, approved.

Request for new screen door by 604 - no paperwork received, tabled.

Request by 639 for pavers between lanai and existing wooden structure, approved.

Request by 651 for privacy structure on common elements area, tabled.

New appointed committees by the president/board to do research on landscaping companies, management companies, security cameras, Wifi access for entire community.

10. Announcements:

December 6, 2019-January 5,2020 Ashley Moore from Ameri-Tech on maternity leave. Phil Colettis covering.

December 23, 2019-January 3, 2020 Ameritech is closed for the holidays.

December 24,2019-January 1, 2020 Laurose Landscapers holiday break

December 24, 2019 No board workshop

January 14, 2020 next board workshop-8:30 am with Jimmy McCafferty, Laurose Landscaping

Mid January TBA- workshop meeting of board and finance committee.

11. Adjourn:

Meeting adjourned 8:45pm.

