

Windrush Bay Condominium Association, Inc.  
Minutes of Workshop Meeting  
February 12th, 2019

A Board of Directors' Workshop of the Windrush Bay Condominium Association, Inc. was held on Tuesday February 12th, 2019. The president, vice president, treasurer, secretary and director were present. The meeting was called to order at 10.00 a.m.

Others present: Kathy Hines, AmeriTech Association Manager, Jimmy McCafferty, Laurose Lawns, Inc., owners - Doug Goodrich, Jeff & Mary Schram, Trudy Neal, Joan Hoffmann, & Fay Rose.

Items discussed were:

1. Jimmy McCafferty provided an overview of our landscaping contract: 38 cuts per year, Nov.-March the cut is done every other week, April - Oct weekly. He also addressed concerns from the board and owners - light trim v.s. not light trim, not just the top & sides, clean up by workers, blowing the leaves into the doorways of the villas, and up the stairs by the condo. Trimming plants 1 ft. Away from the buildings. - Jimmy mentioned a lot of owners have planted to close to the buildings making this more of 4-6 inches from the buildings. Jimmy mentioned our property has a mixture of different types of grass throughout it- most of which is St. Augustine. A weed killer for one type will kill the other type of grass. This is also winter and some grass types are dormant at this time. Our grass on the point is the correct type since we have no irrigation in that section. Also, flowering bushes need to be cut back 25-50% [6ft. Or higher] at this time to keep them flowering. It was agreed that Jimmy would meet with us quarterly. Concerning any issues we have send, he advised us to send an email with a photo and he would address it.

At this point the president left for an appointment and the vice president continued the meeting.

2. Applications: N/A
3. Building Maintenance - B building has an area that needs stucco work. \$850.00 to have repaired by Sam; chimneys on G building need repair, waiting for a proposal to come in; roofing There is a soft area on E building above 524 - proposal due. Kathy mentioned a company C & G products which also does stucco work.
4. Pool - Fence Outlet is coming on Feb. 19 at 3 p.m. for an estimate on a pool fence. Kathy is in touch with several other companies as well; Jeff mentioned that the roller for the cover has been fixed and working well. Also, our cover is 5years old and needs a replacement for next year. The cost would be around \$350.00. In addition, He'll set up with Pool Works to come in March for the \$99.00 checklist on the pools filter system.
5. Grounds: Sprinklers - 4 main breaks in the system within two weeks.
6. Landscaping: Mary suggested buying mulch every other year and placing it down on the whole property. In addition, she also suggested recycling the pool fence to be used as part of a living fence by the empty lot. It would take at least two years for the plants to cover the fence.
7. Work Orders: Bob H. Hasn't been receiving them. Hoping to have the system working again. Kathy will email work orders to him.
8. Finance: Flood insurance is due on April 4th. Discussion of where to take funds from for the pool fence and gate by the pond.

The meeting was adjourned @ 10:55 a.m.

Judy Sutherland, WBCA Secretary  
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