

Windrush Bay Condominium Association, Inc  
Minutes of Workshop Meeting  
June 11th, 2019

A Board of Directors' Workshop of the Windrush Bay Condominium Association Inc., was held on Tuesday, June 11th, 2019. The president, vice president, treasurer((Finance)(phone), secretary(phone) and director(Building Chair) were present. The meeting was called to order at 10:10 a.m.

Others present were: Ashley Moore, Ameritech Association Manager; owners: Jeff Schram, (Financial Chair) and Paul Lungberg, (Finance) attended by phone, David Martin, (Finance) was also present. Greentek Public Solutions Company, John Franco(owner) & Rocky Borseth.

#### Building

This is the 2nd proposal from a roof company to repair the roof of H Building.

A lengthy presentation was made by Greentek concerning H Building roof. They would work with the insurance company to have this roof covered by insurance due to high winds. They explained how the insurance company inspector sets the estimate for the roof and determines the cost. We would be responsible for the deductible. A scope of work was presented to board members present. The process could take up to 90 days. The GAF roof system would be used with a 40 yr warranty which meets Florida code. Among questions asked, Bob T asked for them to provide references; Paul asked if the scope of work included an estimate; Bob H asked about building material used and to get a copy of the Work Authorization form. Paul also mentioned that our insurance company needed notice of a claim to be filed. Carol asked Ashley to connect with the insurance company.

After the presentation was over, 3 finance committee members left the meeting.

Applications - condo 622 is closing in July, waiting for villa 27 application, additional dog information is needed for the rental of villa 17. A suggestion was made for children with their ages should be included on the application form.

Building - condo 410 reported a ceiling water leak; a violation notice to be sent for the removal of planters attached to the building.

Pool - get an estimate to fix/repair/ replace cracked tiles; the city wants a daily log kept on the ph levels of the pool. The pool company does it on M, W, & F. Maybe Patrick could do it on T & Th. The fence company is waiting for the permit from the city.

Grounds - sprinklers - Patrich does maintenance on the sprinkler system Thurs.(villas) & Fri.(condo). The drip lines are doing well and helping with the water pressure. Only

well water is used for the drip line. More sod is needed by the Jasmine planted on the berm on Fl. Ave. Bob H mentioned that Patrick suggested more trees should be planted.

Work Orders - n/a

Finance - n/a

Meeting was adjourn @. 11:05 a.m.

Judy Sutherland  
WBCA Secretary  
June 11th, 2019