

Windrush Bay Condominium Association, Inc
Minutes of Workshop Meeting
March 12, 2019

A Board of Directors' Workshop of the Windrush Bay Condominium Association Inc., was held on Tuesday, March 12, 2019. The president, vice president, treasurer, secretary and director were present. The meeting was called to order at 10:01 a.m.

Others present were owners: Sheila Basque, Joan Hoffmann, Gary Warnick,

Items discussed were:

Applications: Villa 5 is being sold to Barbara Lerch, no fee for the application will be required, when it's received, since Barbara is a current owner. Unit 514 has an offer; units 652 & 654 are on the market. Rentals for next year include 428 & 617. No application fee will be required for unit 621 since Ralph Peragine is a returning renter.

Buildings: The yellow warning bar on the treads of concrete steps should be repainted with more slip-resistant paint in some instances around the property.(Condo stairs). There are 3 vendor bids coming in to replace several gutters at the villas. There is a roof leak at unit 514. Estimates are coming in for roofing G & E are expected. And the roof over building G stairs needs work. Bob H. mentioned he does follow and updates a roof analysis chart. Friends plumbing will be checking the sink of 507 with a camera to check if there is a problem with a pipe beneath the floor. The Association is responsible for pipes under the floor. Letter to owners at 623 for Ken of Homeworks to enter and place a post.

Pool: Cover has been thrown out; new chairs and replacement chairs are on the pool deck; A survey is needed for the pool fence.

Grounds: Sprinklers had a valve issue, Bob H. & Patrick working on a drip line. The Wagner's took advantage of the free tree give away.

Work Orders: 516 requested roots to be trimmed by the building. It is acceptable by the City of Tarpon if the roots are 3 inches and smaller. 423 has an issue with plant watering from 424.

Finance: Paul Lundberg is working on our insurance policy.

Additional discussion - Replacement picnic table by the side of the clubhouse.
Possible sign by the barbecues to remind users to clean up & turn off the gas.

Judy Sutherland
WBCA Secretary