

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Thursday, March 21, 2019  
WBCA Clubhouse 7:00 PM

1. Call to Order: Board President Carol Lovejoy called the meeting to order at 7:00 PM. Present were Pat Altyn, Bob Hutchinson, Carol Lovejoy, Judy Sutherland and Bob Tannura. Also present was Kathy Hines, AmeriTech Community Manager Manager.
2. Quorum established.
3. Approval of Minutes:  
Motion by Bob Hutchinson, seconded by Bob Tannura, to approve the minutes of the February 21, 2109 Board Meeting, the February 26, 2019 Board Workshop Meeting, and the Board Workshop Meeting and the March 12, 2019 Board Meeting along with added remarks for a keyed-gate fence board vote on January 17, 2019. Carried unanimously with the March 12, 2019 being approved as revised.
4. Report of Ameri-Tech Management:  
Kathy Hines reported that the Association has a total of \$392,811.54 deposited in BB&T. This far exceeds the \$250,000 limit for FDIC insurance. It is essential to make sure that deposits do not exceed the \$250,000 limit or the entire account is not insured. She also reported that the dumpster between G and H building has been replaced.
5. Committee Reports:
  - A. Buildings: Bob Hutchinson reported that the roof of Building G needs to be replaced. Also, the chimneys in Building G need to be repaired. The existing shingles are extremely weathered and curled, and there are some soft spots in the sheathing. We have three estimates and Bob will recommend board action under New Business.
  - B. Finance: Jeff Schram reported that the Association finished February with a deficit of \$4,642.16. When combined with the surplus in January, the Association is now \$529.20 over budget. During February, the Community was \$1000 over in

water in waste. Jeff indicated that historically, expenditures in the accounts decrease substantially when seasonal residents leave.

- C. Landscaping/Beautification: Mary Schram reported that, at the moment, she is a committee of one, and it is virtually impossible for one person to do the necessary tasks. Volunteers are needed if the committee is to continue functioning.
  - D. D. Pool: David Martin submitted a report which was read by Jeff Schram. The pool remains at 86 degrees, and the pool cover has been removed and discarded. A new pool cover will be ordered in November. Four new chaise lounges and four re-strapped ones have been placed in the pool area. A technician from Aqua Cal will perform the annual pool check-up during the first week of April. He will inspect the pool heater/cooler.
  - E. Phone Book: Marion Linkh reported that phone books for 2019 are still available. She asked that any corrections or additions be given to her or Carol Lovejoy in order to be included in next year's book.
  - F. Recorder at Meetings: Carol Lovejoy asked for volunteers to take minutes at the meetings.
  - G. Welcome Packets: Sally Romano reported that eight packets have been distributed to new residents this year.
6. Volunteer Groups:
- A. Crime Watch: Carol Lovejoy reported that two incidents requiring Police reporting occurred on the property since the last meeting, and a summary of the incidents was placed on the bulletin boards. The Crime Watch picnic which took place March 9<sup>th</sup> was very successful.
  - B. Social Activities: The committee has ceased functioning officially, but Sheila Basque, Mary Schram and Tina Barber are looking for someone to lead the group in planning next year's activities.
7. Unfinished Business:
- A. Motion by Bob Tannura, seconded by Bob Hutchinson, to contract with Superior Fence to install a Keyed-gate fence adjacent to the retention pond at a cost of \$600. Discussion ensued, with several members objected to the fence,

maintaining that such a fence required a vote of the entire membership. Others argued that it would be ineffective, and a survey would be required. Marion Linkh provided the Board with a written statement. Bob Tannura withdrew his original motion and proposed two additional motions as follows:  
Motion by Bob Tannura, seconded by, Bob Hutchinson, to authorize the Board to have the surveyor of the pool fence to also survey the boundary of the area adjacent to the retention pond. Carried unanimously.

Also:

Motion by Bob Tannura, seconded by Bob Hutchinson. If the results of the survey determine that it is legally possible that the board contract with Superior Fence to install a six foot Black Chain Linkh Fence with Locked gate at a cost not to exceed \$600. Carried by a vote of 4 to 1 with Carol Lovejoy voting against.

B. Bob Tannura summarized progress and discussed survey proposals and additional information received from Superior Fence concerning the pool fence.

C. Bob Hutchinson discussed proposals for replacing roofs on buildings E and G. Bob recommended that the board have Watertight replace the roof on building G.  
Motion by Carol Lovejoy, seconded by Bob Tannura, to contract with Watertight to replace the rood on G building at a cost of \$24,710.25.  
Carried unanimously.

8. New Business:

A. Motion by Bob Hutchinson, seconded by Carol Lovejoy, to contract with Village Sweep to repair the chimney of Building G for \$790, with work to begin after the reroofing has been completed. Carried unanimously.

B. Motion by Bob Hutchinson, seconded by Carol Lovejoy, to authorize Unit 610 to replace windows as specified in the competed architectural review and approval form. Carried unanimously.

- C. Flood Insurance Renewal: Motion by Carol Lovejoy, seconded by Judy Sutherland, to renew flood insurance at the current level of coverage at a cost of \$137, 655. Carried unanimously.
  - D. The Board discussed the transfer of funds from reserve accounts from BB&T to other banks in order to deep deposits under the FDIC threshold of \$250,000. Kathy Hines will research various banks and will investigate several CD options.
  - E. Bob Tannura and Bob Hutchinson discussed replacement of picnic tables at the clubhouse. They will continue researching options for replacement.
9. Announcements: Bob Tannura summarized recent developments in his negotiations with Windrush North and various disagreements regarding shared expenses for the lift station and entry road. He was pleased that he was able to find a notarized document, dated July 10, 1986 - a signed agreement between WBCA and Windrush North. This document should resolve the issues.
10. Adjournment: Motion by Carol Lovejoy, seconded by , to adjourn the meeting. Carried unanimously and the meeting adjourned at 8:48 PM.