

Windrush Bay Condominium Association, Inc

Minutes of Workshop Meeting

October 8th, 2019

A Board of Directors' Workshop of the Windrush Bay Condominium Association Inc., was held on Tuesday, October 8th, 2019. The president, treasurer, secretary and director(phone) were present. The meeting was called to order at 10:08 a.m.

Others present were: Ashley Moore, Ameritech Association Manager

Items discussed were:

The Annual Members mailing, which included the proposed budget, was reviewed. A few edits were made. The candidates' statement would also be included.

Trucks overnight parked on the grounds should be receiving a call first to remind them there is no overnight parking allowed from 9pm to 7am. After that a friendly 1st reminder on their truck window, followed by a 2nd notice and a final 3rd notice to be towed at the owners expense.

Applications: units 513 & 409 are for sale; 653 will soon be going on the market.

Building: A new maintenance man will be needed since Patrick is leaving on October 18. Bob Tannura is the point person for the hiring with input from board members. Several resumes were received. After we select someone, Ameritech will do the background check and drug test. H and M building roofs were completed. Bob H. reminded us that we now need the certificate of completion, satisfaction letter sign off on and a detailed invoice to complete the process for the insurance claim on building H. Also, the work on 647 will take several weeks to complete. Ashley will have a new wind migration report done on the buildings which will save the association and owners on their insurance. In addition, the board is waiting for the paperwork for a request for a new storm door. 647 sliding door damage on the lanai is not considered to be a break-in according to the police.

Pool: Positive feedback on the new pool fence received. Discussion of a fourth tiki hut is needed. Additional sign needed for the pool gate with No Smoking, No Glass, No Food.

Grounds: Sprinklers are fine.

Landscaping: The Moore's are willing to donate \$300.00 towards landscaping by O building.

Work Orders: Ashley seems to be getting them mostly by phone.

Finance: The 3rd phrase of banking being done by Jeff needs to be on the October 17th, 2019 Board of Directors' Agenda and the vote documented in the minutes.

November 12th, 2019 is the Budget meeting, Annual Members Meeting, followed by the Board of Directors' Organization Meeting starting with sign in at 5pm.

Adjourned at 11:12 am.

Respectfully submitted,

Judy Sutherland
WBCA Secretary