

Windrush Bay Condominium Association, Inc.
Board of Directors' Meeting
Thursday, December 17, 2020
WBCA Clubhouse @ 7:00 PM

1. **Call to Order:** Board President Carol Lovejoy called the meeting to order at 7:00 PM. Present were Vice President Judy Sutherland (phone), Secretary Trudy Neal, Treasurer Bob Tannura,(phone) and Director Bob Hutchinson(phone). Also present was AmeriTech Community Manager Chris Stancil.

2. **Quorum established.**

3. **Minutes**

A **motion** to waive the reading of the October 15, 2020 Board Meeting was made by Carol Lovejoy, seconded by Trudy Neal. **Carried unanimously.**

A **motion** to accept the October 15, 2020 Board Meeting was made by Trudy Neal, seconded by Carol Lovejoy. **Carried unanimously.**

A **motion** to read the November 10, 2020 Budget Board Meeting and November 10, 2020 New Board Organization Meeting was made by Judy Sutherland, seconded by Trudy Neal. **Carried unanimously.**

A **motion** to accept the November 10, 2020 Budget Board Meeting and November 10, 2020 New Board Organization Meeting was made by Judy Sutherland, seconded by Trudy Neal. **Carried unanimously.**

4. **Report of AmeriTech Manager:** We currently have 8 owners on the delinquency report. 1 has exceeded the the 60 day benchmark used before its sent to the lawyer with Board approval. There were 4 work orders received and completed; 2 units were approved for sale & 3 ARCH request. In addition, some complaints about a dog and loud playing music. 1 unit had a water leak.

5. **Committee Reports**

Beautification

We have not been out & doing much lately due to injuries & COVID. I have been to villa 18 to check out the two Brazilian Pepper trees right next to their screened in lanai. Darryl & Jeff removed them & we hauled them away. Darryl & I talked about replacing the invasive trees with three hibiscus trees. I will get in touch with the owner & see what he wants planted. Would this be on our (WB's) dime since we are removing the invasive trees or the owners? I was also informed that shrubs were removed next to the staircase by condo 629 & 630 to repair the stairs. After talking to one of the owners, we thought some hibiscus bushes would look nice there or maybe something smaller. I will look into this. Again, since we removed what was there, shouldn't WB pay to replace? I

believe once Judy Sutherland comes back we will be working on replacing the entrance flowerbed. I would like to know what the committee decided on for that project. I would like to help. One last thought. Would it be possible to put a small berm in to the left of the dumpster where the empty lot is, then plant some shrubs on the berm to help hinder trespassing? We have a dead Live Oak tree behind D dumpster that needs to come down. Power lines are in the way. Maybe Chris can contact Duke Energy. I have a bush I can plant on the berm by villa 21 to fill in the empty space. We removed plants from villa 14 which she put a work order in for.

Thank you,
Mary Schram

Bike Room - cleaning of floor on hold. Committee members may not come this year due to COVID concerns.

Buildings

Dec. 17, 2020

Little has changed since the October report with one exception. Our November financial statement continues to show a large surplus in the Building Maintenance fund. However, we've had a rather costly problem at unit 411 which the Association is at least partly responsible for. A pinhole leak in the water supply above the kitchen ceiling has caused some major damage during what appears to have been a long period. Because the unit went uninspected by anyone for so long, responsibility for the mold remediation costs may be in question. To all owners - Please have your unit periodically checked when you are away.

As I mentioned in October, even though we can't expect the Association's repair costs to remain as low as they've been, we have decreased building maintenance funding for the coming year by \$15,000.

Respectfully submitted,
Bob Hutchinson, Chair

Finance

We finished the month of November \$9,996.76 in the good. For the year we are \$61,607.87 in the good. As I said during the early summer until now, these numbers are very misleading. Of the 50 line items in the budget, the positive surplus is made up of 5 or 6 line items. With 2020 being the year of the virus, I don't think we will be able to use a lot of these numbers when we are calculating next years budget in August.

David Martin has resigned from the Finance Committee in addition to the Pool Committee.

Sincerely,

Jeff Schram,

Finance Chairman

Phonebook

Bob Tannura & Judy Sutherland are currently working to update the phonebook. It will be in an 8 1/2 by 11 format this year, which works with the Microsoft Excel program we are using.

Pool

We put the pool cover on December 1st. We are using judgement daily as to cover the pool or not. We had a lot of water coming out of the bottom of the heater. After talking to both Aquacal & Ancher Pool, they both agree it was condensation water. At this time of year, Aquacal said we could be getting 5 to gallons an hour in condensation. I am checking this out three times a day. The pool is at bare minimum.

Sincerely,

Jeff Schram,
Pool Chairman

Recorder-at-Meeting

Due to Covid concerns about large groups, Judy Sutherland will be taking minutes, instead of Rich Linkh. Volunteers are needed.

Welcome Packets

Sally Romano is giving out the packets to the new owners & renters.

6. Volunteer Group Reports

Crime Watch - T.J. is the primary representative along with Carol Lovejoy. Officer Boone advises people to be aware of IRS scams. IRS will not call you or ask for personal information. Residents of Windrush can go onto our official website and click the link to the Crime Watch Newsletter. -windrushbay.org. Information about Wrapping Cops & Kids can also be found there.

Social Activities - no committee right now. Money will be used to buy new tables and close out the current account.

7. Unfinished Business

Health Safety - Please follow safety guidelines during COVID pandemic at the clubhouse and the pool. Wear mask inside the clubhouse and stay 6ft apart for both. You may reserve the clubhouse for small group events. Go to windrushbay.org for more information.

Security Camera Committee - some concerns expressed by owners about having cameras down by the pool. Frank Cavallaro is presently on the committee. More volunteers and research needed

Deterrents to trespassers - Marion Linkh expressed concerns over the gate by the pond. Several Board members expressed their reasons , including security, for leaving the gate in place.

Discussion was tabled.

8. New Business

Ratifications of Board decisions since October 15, 2020

Finance Committee - David Martin resigned from committee

Pool Committee - David Martin resigned as chair and from the committee; Jeff Schram was appointed chair and Diane DelMedico was appointed to the committee. One more owner is needed for the summer months.

Stucco work done by Sam Swinton for B,G,L buildings for \$1275.

Request by villa 29 for lanai roof flashing.

Request by condo 642 for lanai acrylic windows.

A **motion** for storm cleanup by TLC for \$800 was made by Judy Sutherland, seconded by Carol Lovejoy. **Carried unanimously.**

We've waiting for proposals from both Ken Dilley of Homework and Sam Swinton for repair work on various buildings.

A **motion** was made for the Board to give the Windrush Bay Financial Chairman(currently Jeff Schram), the Staff Accountant at Ameritech(currently Ruth Dorch), bank officer at Servis First Bank(Currently Kathy Vanater), and bank officer at Cadence Bank(currently Sara Pinkerton) authority to negotiate rates and terms for any CD renewals required in 2021 by Bob Hutchinson, seconded by Trudy Neal. **Carried unanimously.**

On the last walk around by Chris, Carol and Darryl, it was noted that 4 car bumpers are needed. There was a suggestion to purchase 6. More information to follow.

A **motion** to have the mangroves trimmed in March 2021 by TLC for \$1,200 was made by Carol Lovejoy, seconded by Bob Hutchinson. **Carried unanimously.**
Mangroves may only be trimmed from March to November.

There was water leak damage in condo 411. (Refer back to building report) The Association is responsible for the plumbing and the dry wall of the ceiling. Dry Solution was called in for the cleanup of the kitchen which had water and mold damage.

Carol Lovejoy shared owners' concerns of units brought recently to quickly "flip". Insurance issues were raised about the growing number of year round residents. If we have 26 or more year round rentals our rates can go up, currently there are 10 or 11.

Also expressed was the concern of a landlord owning several units to rent out.

9. **Announcements:**

December 22, 2020 Board Workshop is cancelled.

10. A **motion** to adjourn ay 8:15 was made by Trudy Neal, seconded by Judy Sutherland. **Carried unanimously.**

Respectfully submitted,

Judy Sutherland
WBCA Vice President

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