

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting Minutes
Thursday, April 15, 2021. 7:00 p.m.
WBCA Clubhouse

1. Meeting was called to order at 7:00 p.m. by Carol Lovejoy, President. Also present were Judy Sutherland, Bob Hutchinson, Bob Tannura, and Mary Schram. Chris Stancil, Ameri-Tech Community Manager was also in attendance.
2. Establish a Quorum of the board: All members were present and a quorum was established.
 - *Motion made by Carol Lovejoy to ratify appointment of Mary Schram to fill vacancy on board. Seconded by Judy Sutherland. Carried unanimously.
 - *Motion made by Carol Lovejoy to ratify appointment of Mary Schram secretary. Seconded by Judy Sutherland. Carried unanimously.
3. Motion made by Bob Tannura and seconded by Judy Sutherland to waive reading and approve minutes of previous board meeting/workshops. Carried unanimously:
 - *March 18, 2021 Board Meeting
 - *March 23, 2021 Board Workshop
 - *April 13, 2021 Board workshop
4. Report of Ameri-Tech Manager, Chris Stancil:
 - Delinquency Report:** We currently have 10 owners on the Aging (delinquency report). This total amount is \$4,370.80. This total is down over \$500.00 since the last Board Meeting. Only one owner has exceeded the 60 day mark and is \$1,244.80 with last payment on 3/22/21.
 - Walk around:** Walk arounds continue through the winter. Carol, Darryl, Bob H., and I have covered 50% of the villas since the last board meeting.
 - Work-orders:** We received 10 work orders since the March meeting all addressed by Darryl and Bob H. 1 is still pending to have the laundry room cleaned.
 - Road Patch:** ACPLM - \$5,735, ALL PHASE - \$1,500.00, & GC 1 estimate will be in Friday.
 - Sales and Lease:** 2/26/21 the Board approved the sale of 610 to Natilla Remolina and Ana Sal Botera.
 - ARCH request:** 4/8/21 631 David Polinsky was approved for an ACR request for windows.
 - Resident Complaints:** 407 Noise complaints between unit owners.
 - Allen's Plumbing:** Mailed the invoice to Ruth and it was paid April 1st.
 - Pest Control:** PestGuard will be back Friday for the villas.
5. Committee Reports:
 - *Beautification Report:
Shannon, City of Tarpon Springs Arborist, came onto our property 3/30/21. Carol, Barbara, & I walked through our property with her. Carol & Barbara took extensive notes on what trees need to be trimmed, removed, treated, etc. We will take care of the highest priority trees first.

We have been cleaning up Windrush Bay Drive, planting, & mulching for individual owners, etc. Barbara & I discovered black sooty mold behind villas 35 & 38 while cleaning off the patio of villa 35. Shannon came back out to take a look at this. She recommended we get someone to give us an estimate for spraying a pesticide. TLC came out and said we should remove a ficus tree, which is covered with scales causing the black sooty mold before spraying. Shannon also stated the ficus tree was the main culprit. We will get a couple of estimates for the ficus tree removal and a camphor tree

removal located by condo 503. Bob & Darryl have been working on removing the ficus tree.

Someone cut down a perfectly healthy ponytail palm tree between villas 22 & 27 on the berm of the service road coming into Windrush Bay, Please, DO NOT cut down any trees before checking with the beautification committee and the board. If you'd like to help out on property, check with us first.

I am not taking on any further landscaping jobs while I am here. We head back to Michigan in a week, and I'm going to enjoy the time we have left here before we head back.

Respectfully submitted,

Mary Schram
Beautification Committee

* Buildings:

The reroofing of buildings J & N have been completed at close to the expected cost. Only an additional \$280.00 for 4 sheets of plywood. The Association still has 6 condo buildings needing reroofing within 2 years-A, C, E, F, K, & L. Our Finance Committee Chairman, Jeff Schram, has done a great job ensuring our reserves are sufficient for this work without extra source funding.

Sam Swinton is on property doing stucco work on J, K, & L buildings, which we hope will catch us up for some time.

A quick word about contractors: Windrush Bay requires any work done inside or outside our condos and villas be done by licensed/insured contractors. This is no different from Pinellas County or the city of Tarpon Springs. It ensures that work will be properly done, and any accidents or injury will be covered by the contractor, not the Association. If the county or city finds any non-licensed work being done, they could close an entire building to occupancy and levy large fines. One purpose of the architectural alteration request document is ensuring work is being done with proper licensing and permitting. Thank you for your attention to this.

Respectfully submitted,

Bob Hutchinson, Chair

*Letter from Linda and Doug Goodrich:

Doug and I would like to thank the board and Bob H for overseeing the repairs done to our building J. The roof was replaced and the stair entrance was repaired. Bob made sure a temporary repair was done on the roof until the roof could be replaced. We appreciate the board staying on top of things around the complex.

We would also like to thank Mary Schram for fulfilling the vacant seat for the rest of the term.

Carol, could you read this letter at the next board meeting?

Thank you for your attention to this and for your hard work as well.

Doug and Linda Goodrich

*Finance:

Financial Report for March, 2021

We finished the month of March \$4,445.04 in the hole. However, for the year, we are still \$3,261.22 in the good. Because of the many building repair projects going on property, we are \$6,612.18 in the hole for this line item. With several more projects needing attention, this line item could just be the tip of the iceberg. The good news is that both insurances are coming in a little lower than we budgeted for.

Respectfully Submitted,

Jeff Schram,
Finance Chairman WBCA

*PhoneBook: Bob T. updates the phonebook on the residents portal website on a regular basis.

*Pool:

Pool Report 4/15/21

The pool is seeing moderate use. Anchor Pool had to close the pool for a day because of heavy usage. This was for chemical rebalancing. 8 of the first 14 pools that Erick visited had to be shut down for the day. Greg the welder brought back our new aluminum pool cover holder. We put our old shaft on it & it looks great! We will find out how well it works around December 1st.

Respectfully Submitted,

Jeff Schram
Pool Chairman WBCA

*Recorder-at-meetings: Mary will take minutes tonight. Looking for volunteers. Peggy Babst will do minutes for May.

*Security Cameras: Bob T. said we are still waiting for another estimate. Jeff will check with our insurance to see if we can get a reduction if we have cameras. He will also check to see if we can get a reduction because we have not been using our clubhouse.

*Welcome Packets: Sally Romano said she delivered 21 packets to new owners/renters. Glenda Shepherd volunteered to help Sally.

6. Volunteer Groups Reports:

*Crime Watch: telephone number to call for non-emergencies is: 727-937-6151

*Social Activities: private event going on in clubhouse 4/16/21. Cathy Bianchi & Dianne DelMedico will get together in January to plan some events for next season if COVID permits.

7. Unfinished Business:

- A. 12 storage units off laundry room-assignment policy when users sell condo/villa units in WBCA: There was a lot of discussion about these storage units. We need a list of current owners of these units. Carol Lovejoy started a list of owners who would like a storage unit. Doug & Linda Goodrich are first on the list, since they asked questions about who should get to use these. We agreed to work on wording of a motion for the May Board meeting.

- B. Update of pool fence repair: \$112.00 for fence panel. Darryl will replace.
 - C. Pool rules & updating that sign to reflect pool rules revision approved by board on 12/19/19: Discussion about certain rules may be discrimination against people. Agreed to leave current pool sign alone for now. We may add another sign with additional rules approved 12/19/19.
 - D. Request for villa 2 to rebuild shed: No paperwork received yet.
 - E. Repair stucco G building near downspouts: Work order made for Darryl to repair.
 - F. Repair stucco J and L building - proposal by Sam Swinton: Motion made by Carol Lovejoy to ratify, seconded by Judy Sutherland. Carried unanimously.
 - G. Request by 605 for smoke blocking partition at east end of front patio.
 - H. Request by 604 for smoke blocking partition in open area under kitchen window & entryway: Bob Hutchinson recommended to deny both requests because of what Ken Dilly, licensed contractor had to say. He recommended we do not do this. Carol Lovejoy made a motion to deny both requests by 605 & 604 for smoke partitions. Seconded by Bob Tannura. Carried unanimously.
 - I. Security cameras proposals: On hold until we receive another proposal.
 - J. City arborist inspection & advice on trees regarding trimming and removal of diseased trees: Permits are needed before we can remove certain trees. Carol will apply for permits for these trees. Some trees need mitigation (replacement trees), some don't. TLC gave an estimate to remove camphor tree by building E of \$1,400.00. We are waiting for an estimate from Pecker Heads. We are limited on what can be trimmed on the live oak trees. 4 - 6 inch branches can be trimmed to tighten up the crown of the tree.
8. New Business:
- A. Storm drain repair by Allen's Plumbing: paid for work done before proposal, of \$8,500.00
 - B. Pavement repair proposals: We have 4 proposals from three different companies. Motion made by Bob Hutchinson to accept proposal by All Phase of \$1,500.00 to repair road by L building. Seconded by Mary Schram. Carried unanimously. Chris will take care of this.
 - C. Spraying for black sooty mold fungus by TLC behind villa 38: Bob Hutchinson made a motion to accept proposal from TLC of \$800.00, seconded by Judy Sutherland. Carried unanimously.
 - D. Purchase of larger chain saw for maintenance: Motion made by Carol Lovejoy to ratify board decision to purchase chainsaw of \$530.00 plus tax, seconded by Mary Schram. Carried unanimously,
 - E. WN request for key or new combo lock to trail gait to Sunset Beach: Mary Carol, Master Board President of WN met with Bob Tannura and they discussed this issue. Bob T. said we could allow this only if they agreed to pay their share of our entrance road expenses. Mary Carol agreed, but could not get WN to agree to this. Bob Tannura made a motion to not give WN a key to the gate at this time, seconded by

Bob Hutchinson. Carried unanimously.

9. Announcements:

- *Friday, April 16, 2021 beginning about 9 a.m. PCS interior spraying of villas.
- *Friday, April 16, 2021 8 a.m. - midnight- clubhouse reserved by 604 for private function (board approved).
- *Tuesday, April 27, 2021 10 a.m. workshop.
- *Week of May 3rd trash collection changes to twice a week (M & F) thru October.
- *Sunday, May 2, 2021 Eastern Orthodox Easter (Greek Easter) - may hear fireworks.
- *Tuesday, May 11, 2021 10 a.m board workshop cancelled.
- *Thursday, May 20, 2021 7 p.m. monthly Board meeting.
- *June 1 thru November 30, 2021 Atlantic hurricane season. Be prepared. If leaving for hurricane season, make sure patios and lanais are cleared of possible flying objects.
- *Please recycle if you can. Recycle center is just past the high school off of Gulf Ave. by the fire station.

10. Adjourn: Motion made by Mary Schram to adjourn meeting, seconded by Judy Sutherland. Carried unanimously. Meeting adjourned at 8:27 p.m.

Respectfully submitted,

Mary Schram, Secretary