

**Windrush Bay Condominium Association**  
**Workshop Meeting Minutes**  
**April 13, 2021**  
**10:00 a.m. Clubhouse**

Called to order by Carol Lovejoy, President. Also attending are board members Bob Tannura, Bob Hutchinson, Judy Sutherland, Mary Schram, and Ameri-Tech Property Manager Chris Stancil.

Owners in attendance Jeff Schram, Glenda Shepard, Trudy Neal, Faye Rose, & Joan Hoffmann.

**Applications**

None at this time.

**Building Maintenance**

Waiting for invoices of roofs on buildings J & N. Bob Hutchinson will check into this. We have approximately 6 more condominium roofs that need to be replaced in 2 years (A, C, E, F, K, & L). Villa 31's roof in tough shape. Wind mitigation pictures taken in buildings J & N after roofs replaced. Chris will update the website.

G building needs some stucco repair from new downspout installation. Darryl will take care of this.

**Pool**

The pool was shut down for one day due to heavy use. The pool cover holder has been delivered. Ruth has been contacted regarding pool permit. Bulletin board needs top.

Jeff Schram will announce at Board meeting on 4/15/21 that Kim Rada resigned from pool committee.

**Grounds**

Private function at clubhouse 4/16/21.

Sprinklers are looking good.

Black sooty mold discovered between villas 35 & 38 by beautification committee. Ficus tree there needs to be removed. It is full of scales. No permit needed to remove this tree. We need a permit to remove camphor tree by building E. Some trees need mitigation (replacement) some do not. TLC will get estimate to spray pesticide after ficus tree is removed between villas 35 & 38.

We received an estimate to remove camphor tree from TLC. We will get an estimate from Pecker Heads also.

We need one more proposal for security cameras.

Bob Tannura talked briefly about key for gate with Windrush North.

Bob Tannura asked how the pool fence repair is going. Chris will check.

Frontier box by building M needs to be fixed. Chris will look into this.

Still waiting for invoice for storm drain repair by L building from Allen's Plumbing. Waiting for another proposal to pave this area.

Roads need repaving in 11 years.

Laundry needs a good cleaning-Judy will submit work order. Darryl will repair cover over dryer vents outside of laundry room.

Carol will send reminder to owners to be sure patios/lanais are cleaned off when they leave for hurricane season.

Chris has new signs for property with him that we ordered.

Park side Colony residents do not have permission to fish on the point.

### **Work Orders**

Work orders have subsided.

### **Finances**

Danielle from All Lines is our new spokes person for our insurance. Our flood insurance came in 10% higher than last year. We budgeted for a 18% increase. Our regular insurance came in at 13% higher. We budgeted 18%. Both insurances are 43.3% of our yearly budget. Last year it was 41.3%.

11:02 a.m. motion to adjourn was made by Judy Sutherland, seconded by Bob Tannura.

Respectfully submitted by

Mary Schram,  
Secretary WBCA