

WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC

Board of Directors Meeting

Thursday, February 18, 2021

7:00 pm Clubhouse

Meeting called to order by President Carol Lovejoy at 7:00 PM. Other board members are Judy Sutherland, Bob Tannura, Bob Hutchinson and Trudy Neal. Also present was Chris Stancil Ameri-Tech property manager. Quorum is established.

Motion to waive reading minutes from January 21, 2021 Board Meeting made by Carol Lovejoy and seconded by Judy Sutherland. Carried unanimous.

Motion to waive reading minutes from January 26, 2021 Board Workshop made by Carol Lovejoy and seconded by Bob Tannura. Carried unanimous.

Report of Ameri-Tech manager made by Chris Stancil.

. . .I continue to do the walk arounds with Carrol, Bob H and Darryl. While G building was having gutters installed, rotten wood was discovered under the old gutters. The Board took an emergency vote to fix and keep the gutter vendor working on the project. I have 3 bids out for the mangrove trimming. No formal residents complaints have been submitted to Ameritech since January. . .

Committee Reports

**Beautification**

We have been busy this last month. We have a great crew of volunteers that meet Monday mornings at 9:00 a.m. to work on our property. We planted 22 podocarpus shrubs to create a natural fence to the left of the dumpster by O building where the vacant lot is. Hopefully, this will deter trespassers. These are fast growing & will turn into a nice hedge. We need to get some more mulch for that area.

Bob H. & Darryl have been working on the flowerbed as you enter WBCA. Pat Hennessy paid for the plants that will be going in there. Thank you Pat. We will plant Monday.

We cleaned up around building H, helped plant by building J, which Doug & Linda Goodrich purchased. Helped by building G, which Carol Lovejoy purchased. Planted by building M, which Pat Hennessy & Janeane Ettore purchased. Cleaned out on the end of building E.

Monday at 9:00 a.m. we will meet on Florida Ave. to clean out the berm and replant the new flowerbed.

Reminder to owners: board approval is needed before palm trees or any trees are purchased and planted on property. Another reminder, please do not plant Aloe Vera or any plants with thorns near buildings.

Sincerely

Mary Schram,

Beautification Committee

## **Building**

Feb 18, 2021

Sam Swinton is on property this week doing repairs on building L, E, G and sidewalk work near D. Problems have also been discovered at the base of the building J stairs and we have a proposal from Homeworks to repair that. We also have just approved the reroofing of buildings J and N after an owner discovered a leak in the J building roof, with ratification tonight.

Our maintenance man Darryl Rusch has completed the dumpster enclosure near building M and is just finishing the entryway planter base.

In my travels around the property I notice its natural attractiveness, and would really like to commend the work our beautification committee is doing – THANKS!

It has come to my attention that a unit owner is doing a kitchen remodel without requesting permission in accordance with Association rules. Please check with the Board before starting any alterations. Simple cabinet replacements do not require approval, but any type of electrical, plumbing, or most drywall work does require an architectural alteration request for Board approval. Remember everything in all units from the drywall into the wall is Association property. The architectural alteration request ensures that any approved work is recorded in Association documents and that any contractor is licensed and insured, for the Association's protection.

Motions and ratifications:

Motion to approve the proposal by Homeworks of Holiday to repair the lower portion of building J staircase for \$890.

Ratify approval of Watertight Roofing to do building J and building N for \$9601 each with 20 year warranty – and a \$400 discount for doing both together.

Ratify approval of Sam Swinton to repair mortar and stucco on parapet wall above roof between 632 and 634, stucco on Southeast corner of building E, lanai of unit 603, and sidewalk near building D for \$3450.

Respectfully submitted, Bob Hutchinson, Chair

## **Finance**

We finished the month & year \$9,739.72 in the good. The lack of people here at Windrush, do to the pandemic, is very noticeable on several line items. We spent the majority of the last few weeks trying to get our bank accounts under the \$250,000.00 FDIC insurable limit. We are trying to set the table so we have enough money in our roofing reserves when they up for replacing.

Sincerely,

Jeff Schram,  
WBCA Finance Chairman

## Pool

With the weather warming up, the pool use has increased. We had a welder come out to give us an estimate for a new pool cover holder. This will be discussed later tonight. I am recommending Kim Rada to be on the pool committee because we need a full time owner on the committee for the summer months. That will also be discussed later tonight.

Sincerely,

Jeff Schram  
WBCA Pool Chairman

## Volunteer Group Reports

Crime watch is essentially in a holding pattern as is Social Activities until further notice.

## New Business

Motion made by Bob Tannura to allow condo 633 owners to put pavers inside privacy structure in back of condo per owners request. Seconded by Carol Lovejoy. Carried unanimously.

Motion made by Carol Lovejoy to allow condo 633 owners to donate and plant palm trees outside private structure per owners request. Seconded by Judy Sutherland. Carried unanimously.

Motion made by Trudy Neal to allow condo 607 owners to donate and plant pygmy palm tree outside patio enclosure per owners request. Seconded by Carol Lovejoy. Carried unanimously.

Motion made by Carol Lovejoy to allow owners of condos 639 and 641 to donate and plant pygmy palm tree outside patio enclosure per owners request. Seconded by Judy Sutherland. Carried unanimously.

Motion made by Carol Lovejoy to allow owners of condo 642 to donate and plant pony tail palm tree in area between M and O buildings per owners request. Seconded by Trudy Neal. Carried unanimously.

Request by villa 2 to rebuild storage shed denied at this time due to no architectural plan yet.

Motion made by Bob Hutchinson to ratify proposal from Watertight Roofing to replace roofs on buildings J and N. Motion seconded by Judy Sutherland. Carried unanimously.

Motion made by Bob Hutchinson to ratify proposal from Ken Dilley to repair stairs on J building. Carol Lovejoy abstained from this vote so was carried by a four vote with one abstain.

Motion was made by Bob Hutchinson and seconded by Bob Tannura to allow Sam Swinton to do stucco and cement repairs. Carried unanimously.

Motion made by Carol Lovejoy to bring Kim Rada on pool committee. Seconded by Judy Sutherland. Carried unanimously.

Motion made by Carol Lovejoy to allow G&T Welding Service to make new ends for the pool cover roller. Seconded by Bob Tannura. Carried unanimously.

Motion made by Bob Tannura to renew the CD expiring on 3/2/21 at Cadence for six months and to renew the CD expiring on 4/5/21 at Cadence for thirteen months. Seconded by Bob Hutchinson. Carried unanimously.

Motion made by Bob Tannura to take \$42,000 from the Cadence money market and start two six month \$21,000 CDs at Cadence. Seconded by Trudy Neal. Carried unanimously.

Motion made by Bob Tannura to take \$167,000 from the BB&T money market and to take \$13,000 from the Cadence MM and combine to start a three year annuity in the amount of \$180,000 at Synovus. Seconded by Judy Sutherland. Carried unanimously.

Discussion of assignment policy for 12 storage units off laundry room. To be continued at a later date.

#### Announcements

Feb 23, 2021 Board workshop

March 9, 2021 Board workshop

March 18, 2021 Board meeting

All owners are invited and urged to attend

Motion to adjourn at 8:50 pm by Carol Lovejoy. Seconded by Bob Tannura. Carried unanimously.

Respectfully submitted by

Trudy Neal, Secretary WBCA