

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, May 20, 2021 7:00 p.m.
WBCA Clubhouse

1. Meeting was called to order at 7:01 p.m. by Carol Lovejoy, President. Also present was Bob Hutchinson. Judy Sutherland, Diane DelMedico, & Mary Schram were in attendance via telephone. Chris Stancil, Ameri-Tech Property Manager was also in attendance.
2. Establish Quorum of Board: All members were present and a quorum was established.
*Motion was made by Carol Lovejoy to ratify appointment of Diane DelMedico to fill vacancy on board. Seconded by Bob Hutchinson. Carried unanimously.
*Motion was made by Carol Lovejoy to ratify appointment of Bob Hutchinson to Treasurer. Seconded by Mary Schram. Carried unanimously.
3. Motion made by Carol Lovejoy to waive reading and to approve minutes of previous board meeting/workshop. Seconded by Bob Hutchinson, carried unanimously: April 15, 2021 Board Meeting & April 27, 2021 Board workshop.
4. Report of Ameri-Tech Manager, Chris Stancil:

WINDRUSH BAY MANAGERS REPORT 5/20/21

Delinquency Report: We currently have 7 owners on the Aging (delinquency Report) This total amount is \$3,100. This total is down over \$1,200 dollars since the last Board meeting in April. Only 1 owner has exceeded the 60-day mark and is \$266.88 in the rears.

Walk arounds: We are already done with another complete property inspection. The last walk-around finished in the villas with a thunderstorm in the area for safety reasons.

Work-Orders: We have received 7 work orders this month via the website nothing that would requires assistance other than the maintenance man, Sprinkler, hose bibs, wasp & power washing

Sales and Lease: Villa 34 has been an ongoing request. I have been in touch with Kim Adams and the owner Ms. Mansion. I will follow up again if the sale is even going through.
623 has reached out to rent the unit and go over the process via the website.

ARCH request: Villa 39 was approved for new windows.
Villa 2 is still not received proper documentation.
631 Polinsky for new windows was approved.
610 ARC request form was submitted for interior work that didn't require one.

Resident Incidents:
535 Windrush called about a leak coming through the ceiling from the unit above. Friend's plumbing was called and made the repairs for a total of \$528.54 owner's cost.
610 Windrush pool incident – with kids, food, and additional rule infractions.

Trespassing: The large sign is down the road that we used this time last year. If the Board wants I can reach out to Anthony Boone and see if we can get it back for the 4th of July.

Pest Control: Only issue in villa 34 and pestguard has already been out to the unit.

(Under Resident Incidents, unit should be 425, not 535)

5. Committee Reports:

*Beautification Report: May 20, 2021. Bob Hutchinson ordered and planted more Podocarpus shrubs along the vacant lot across from the laundry room. There still seems to be a problem with trespassers in that area.

Respectfully submitted,
Mary Schram,
Co-Chair Beautification Committee

Bob Hutchinson added that there is a path worn on east side of vacant lot to our property.

*Buildings: May 20, 2021

Not much new this month on our buildings, but much of the stucco work still needs paint and we've purchased an airless sprayer (less than \$500) to expedite our painting. Several of our patio enclosures are badly deteriorated and we're beginning to rebuild them and we just completed work rebuilding the laundry building dryer vent silencer.

Respectfully submitted, Bob Hutchinson, Chair

Joan Hoffman brought up leaky gutter on H building. Bob Hutchinson stated it may need to be replaced.

*Fence/Keyed-Gate: Motion made by Carol Lovejoy to ratify appointment of Jeff Barber, Bob Hutchinson, & Bob Tannura to this committee. Seconded by Judy Sutherland. Carried unanimously.

(Joan Hoffman objected to Jeff Barber being on the Fence/Keyed-Gate committee due to his involvement with the altercation between Trudy Neal & Tina Barber).

Bob Hutchinson called Beth Hughes, Tarpon Springs Code Enforcement to follow up on status of city of Tarpon Springs putting up a 2 foot fence so we can add our fence to that. No reply yet.

*Finance: 5/20/2021 We finished the month of April \$4,058.88 in the hole. For the entire year we are now \$797.66 in the hole. Repair and maintenance/building materials continues to be the biggest money spender. For this last month on this line item we were \$7,006.95 in the hole. For the year on this line item we are \$13,619.13 in the hole. I stated two or three months ago that we were at the tip of the iceberg with this line item. Now, hopefully, it will start balancing out. All the rest of the projections on the line items look very good.

Respectfully submitted,
Jeff Schram Finance Chairman

*PhoneBook: As of June 1, 2021 there will be an updated version on our website.

*Pool: May 20, 2021. By all indications, the pool seems to be doing well. With both pool committee members not on property, it is imperative that the pool rope is left in place unless people are doing laps. Aqua Cal was called last week to confirm our 20 point check-up for the first week in June. After this is completed, the 2nd year of our maintenance contract will kick in. Any repairs to our heater/cooler will be covered until 6/5/22. There will be no more coverage after that.

The table is being set financially to purchase another heater/cooler. This will be worked on in more detail in the fall.

AquaCal was called 8:00 this morning. They said they will be out in 2 business days to see why the pool is so cold.

Respectfully submitted,
Jeff Schram,
Pool Committee Chair

Chris Stancil brought our new pool permit and laminated it. It is good for one year until 7/1/22.

*Recorder-at-Meetings: Peggy Babst volunteered to take notes for tonight's meeting. We need more volunteers.

*Security Cameras: The board has decided to put this on hold until the Fence/Keyed-Gate has been resolved. Members of this committee are: Frank Cavallaro, Tony LaRocca, & Jeff Barber.

*Welcome Packets: Sally Romano is leaving 5/24/21 to return to her other home. Glenda Shepard will help out with these packets.

6. Volunteer Group Reports:

*Crime Watch: Call police if you see trespassers.

*Social Activities: May 20, 2021. There is nothing to report on the Social Activities Group to date. As COVID restrictions are starting to be lifted, we are hopeful for social events in the near future. Cathy and I will begin brain storming in the fall and are open to any ideas.
Respectfully submitted,

Di DelMedico
Social. Activities Group Co-Chair

7. Unfinished business:

A. Motion made by Carol Lovejoy for 12 storage units off laundry room - assignment policy when users sell condo/villa units in WBCA. Seconded by Bob Hutchinson. Carried unanimously.

“Windrush Bay Condominium Association Storage Room Procedures”:

Currently there are 12 storage units in use by owners. These units are located on common property. There have been many inquiries from owners on how to obtain a unit. In the past, as an owner left, they passed their storage unit on to another owner.

Since there are no references to the use of these units or assignments found anywhere in the Windrush Bay Condominium Association documents or Regulations, the Board of Directors has established the following procedure to take effect beginning May 2021.

Section 1.

All storage units will cease to be passed from one owner to another.

Section 2.

A waiting list will be established on a first come – first served basis. From this list, available units will be filled as they become available.

All owners are eligible for the list, except if the owner is 90 days or over in arrears. If while on the waiting list an owner fall in arrears, they will be removed from the waiting list.

Owners must fill out a written request to be added to the list. E-mails, text and handwritten requests are acceptable. A request form will also be available on our website - windrushbay.org

Section 3.

Only one owner may have ownership to the storage unit. *When they sell their unit, and leave the Windrush community, the next owner on the waiting list will be offered the unit. If that owner doesn't want it at that time, they must give up their right, in writing, to the unit and will be removed from the waiting list. It will continue in this manner until it is filled.

*if the owner is relocating to another unit within Windrush Bay, the storage unit stays with that owner.

Presently there are 2 units which are shared. These units will be grandfathered in to comply with the present rule. Therefore, as an owner sells, the remaining owner becomes sole owner to the unit. When that owner sells, their storage unit goes to the next owner on the established waiting list, as stated in the procedure above.

Section 4.

The list of owners and the waiting list will be available to all association owners on the website at:

windrushbay.org

Windrush Bay Condominium Association -Storage Room List

List of Storage Unit Owners

1. 614 Tom & Fay Rose shared with Rob & Leigh Rose
2. 646 Bob Jamison
3. 33 Walter & Peggy Babst
4. 509 Glenda Shepard
5. 631 David & Annmarie Polinsky
6. 619 Steve Everk(used by year- round renter Sheila Wooden)
7. 605 Trudy Neal
8. Unknown
9. 613 Joan Hoffmann
10. 508 Bob & Nancy Hutchinson
11. 503 Jack & Patsy King
12. 607 TJ Nagy shared with 404 Tim & Caroline Smith

Waiting List Owners:

620 Doug & Linda Goodrich
647 Alex & Katerina Cokonis
604 Ki Rada
616 Todd Frick & Meliss Klorer
625 Teri Hadad
602 Tony & Gina LaRocca
652 Fred & Di DelMedico

Storage Room - Owners Waiting Request Form

Date _____

I, _____ unit _____ request to be placed onto the

Storage Room Waiting List.

I understand that if I fall into arrears for 90 days or more, I will be removed from this list.

Signature

Office use:

Date received _____

Number assigned _____

- B. Pool fence repair update: panel is back ordered.
- C. Request for villa 2 to rebuild shed: still need paperwork.
- D. Spraying of area behind villa 38: TLC sprayed 5/14/21 & will spray again 5/28/21.

8. New Business:

- A. Motion made by Carol Lovejoy to ratify request by villa 39 for new lanai windows and door. Seconded by Bob Hutchinson. Carried unanimously.
- B. Re-location of a keyed-gate and fence (per city code enforcement/permit): Nothing to add.

9. Announcements:

*June 1 thru November 30, 2021 Atlantic Hurricane season - be prepared.

*Tuesday, August 10, 2021 at 10:00 a.m. - Budget 2022 planning workshop at Ameri-Tech.

*September 24 ? - deadline for submitting name for candidacy for Board for 11/9/21 election.

10. Motion made by Bob Hutchinson to adjourn meeting, seconded by Carol Lovejoy. Carried unanimously. Meeting adjourned at 7:40 p.m.

Respectfully submitted,
Mary Schram, Secretary