

Windrush Bay Condominium Association, Inc.
Board of Directors' Meeting
Wednesday,
April 20, 2022 7:00 PM
WBCA Clubhouse

- I. Board President, Judy Sutherland, called the meeting to order at 7:00 PM. Present were Board Members: Julie Eichner, Bob Hutchinson, Gina LaRocca, Deb Merrell and Judy Sutherland. Also present was Chis Stancil, Ameri-Tech property manager.
- II. Quorum was established.
- III. A. Motion by Julie Eichner, seconded by Gina LaRocca, to waive the reading of the minutes of the Board Meeting of March 16, 2022.
Carried unanimously.
B. Motion by Julie Eichner, seconded by Bob Hutchinson, to approve the minutes of the March 16, 2022 Bord of Director's meeting.
Carried unanimously.
- IV. Report of Ameri-Tech Manager:
 - A. Chris Stancil reported that ten owners are delinquent for total of \$5,612. This is

\$1,200 less than it was at the March Board meeting.

- B. Chris will walk around and inspect all villas on Tuesday, March 3.
- C. Fifteen work orders were received during the month since the last Board meeting. Darryl Rusch has addressed most of them, and the two that were pest control related were handled by an outside vendor.
- D. The sale of unit 601 is pending a background check, and the lease application for unit 617 has been approved.
- E. Chris expects to have all mitigations by the end of the week.
- F. He expects to have all new insurance related dec pages next week, and will update the website and send the page to the few owners that have personally reached out to him at Ameri-Tech.

V. Committee Reports:

- A. Beautification: Mary Schram reported that she and Barbara Lerch have been trimming hibiscus bushes and generally cleaning up areas of the property. She hopes for more volunteers next season. Darryl Rusch and Bob Hutchinson will get mulch from Home Depot and will spread it around the areas of the Clubhouse facing the pool.

- B. Pool: Jeff Schram reported that the new heater/chiller is working effectively, and many residents and guests have been using the pool during spring break.
- C. Finance: Jeff Schram reported that the Association finished the month of March \$2,783.7 under budget, and the contract for flood insurance came in lower than expected. However, we are paying 20% down for both insurances, and the \$44,000 expense for the new hydraulic system for the pool has been a challenge. Roofing costs are increasing rapidly, and it will be necessary to modify the Board's plan for roofing the villas.
- D. Kayak Exploration: Gina LaRocca reported that she and the committee have been walking the property to find a location for the kayak rack that will not obstruct the view for individual condos. The committee has been pricing kayak racks and has taken photos of various options. After further study the committee will submit recommendations.
- E. Phone Book: The on-line version of the phone book is revised each month and is up-to-date reflecting renters as of April 1.

F. Recorder at Meetings: Judy Sutherland asked for volunteers to take minutes at meetings from May to October.

VI. Volunteer Groups:

A. Crime Watch: The Tarpon Springs Police Department publishes a Newsletter, and the Windrush Bay website has a link to it. Officer Boone has indicated a willingness to attend a Windrush Bay Board of Directors' meeting. The Trespass Authorization form has been completed and signed by the Board President.

B. Social Activities: A Kentucky Derby party is scheduled for May 7. It will begin at 5:00 PM and the cost will be \$10 per person. Residents should sign up in the laundry room. In addition, Happy Hours are planned in connection with July 4th and Labor Day.

VII. Unfinished Business:

A. Clubhouse Siding Repair: The Board received two proposals, and the one from Homeworks of Holiday at \$5,800 was substantially lower than that received from Sunside Builders. Motion by Bob Hutchinson, seconded by Gina LaRocca, to contract with Homeworks of Holiday to install hardy board siding on the Clubhouse at a cost of \$5800. Carried unanimously.

B. Roofing of the Villas: Jeff Schram indicated that with the increased cost of roofing materials, there will not be sufficient funds in the roofing reserves to re-roof all villas in 2023 as planned. He recommended that the Board alter its plan and re-roof approximately one half of the villa roofs in fall of 2022 and spring of 2023 and the other half of the roofs in 2024. He asked for the Board's direction because several CD's are coming due, and he needs direction before reinvesting the funds.

The Board approved Jeff's recommendation.

Motion by Judy Sutherland, seconded by Bob Hutchinson, to begin re-roofing approximately fifty percent of the villas in the fall of 2022 and the spring of 2023, and plan to roof the remaining villas during the spring of 2024.

Carried unanimously.

C. Survey: Julie Eichner distributed a draft copy of a survey and asked for input. She explained that the survey was designed to ascertain the views of association members concerning a variety of topics as: trucks, other vehicles, pets, kayaks, etc. She hopes to have the surveys available shortly, and after they are completed and results tabulated, the Board will discuss how to proceed with a possible vote by Board members.

- VIII. A. Motion by Gina LaRocca, seconded by Julie Eichner, to appoint Eric Danes, owner of villa 20, to the Finance Committee. Carried unanimously.
- B. Motion by Bob Hutchinson, seconded by Julie Eichner, to authorize the owner of unit 514 to remove the non-bearing wall in the dining room. Carried unanimously.
- C. Motion by Bob Hutchinson, seconded by Julie Eichner, to authorize the owner of unit 629 to remove the non-bearing wall in the kitchen. Carried unanimously.
- IX. Announcements:
- A. Judy Sutherland announced that the next Board meeting will be May 18, 2022 at 7:00 PM, and the Budget Zoom workshop meeting will be held on August 10, 2022 at 2:00 PM at Ameri-Tech.
- B. Judy reminded resident that dogs must be leashed at all times, and their waste needs to be picked up immediately.
- X. Meeting adjourned at 8:25 PM.

