

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Wednesday, February 16, 2022 7:00 PM  
WBCM Clubhouse

- I. Call to Order: President, Judy Sutherland, called the meeting to order at 7:01 PM. Present were Board members: Julie Eichner, Bob Hutchinson, Deb Merrill, Judy Sutherland, and Gina LaRoca participated by phone. Also present was Ameri-Tech community manager, Chris Stancil.
  
- II. Quorum was established.
  
- III. Minutes of the Previous Board Meetings:
  - A. Motion by Bob Hutchinson and seconded by Julie Eichner to wave the minutes of the Board of Directors' meeting of January 19, 2022 and the workshop meeting with the Pool Committee of February 7, 2022. Carried unanimously.
  - B. Motion by Bob Hutchinson ad seconded by Julie Eichner to approve the minutes of the Board of Directors' Meeting of January 19,2022 and the workshop meeting with the Pool Committee of February7, 2022. Carried unanimously.
  
- IV. Report of the Ameri-Tech Manager:

Chris Stancil announced that the new preferred Ameri-Tech Vendor books are available at the entrance to the clubhouse. He also indicated that Ameri-Tech's IT Department has developed an auto reply to all owners who submit online work requests. Thirteen work orders were received since the last Board meeting, and most have been addressed. Darryl Rusch will continue to work three days a week until the end of February. Chris also reported that he has reached out to Watertight

Roofing for proposals to replace roofs on the villas in addition to inspecting the roof on Villa 25.

V. Committee Reports:

- A. Beautification: Deb Merrill read the report prepared by Mary Schram. Mary reported that “mother-in-law tongues” or snake grass was planted on the natural fence to the right of the dumpster near O building. In addition, the committee has been clearing various areas of the property and completing individual owner projects. The committee has also been experimenting with the viability of various plants. The committee continues to seek volunteers to work on various projects during the weekly work session. Mary thanked all those who have so generously donated their time.
- B. Buildings: Chris Stancil reported that he inspected buildings: M, N, K, H, G, and B on January 25, and on March 1<sup>st</sup> he and Darryl will inspect buildings O, L, E, F, A, C, D, and J. At the end of the month, Darryl and Mr. Stewart will inspect all Villas in one day. The roofing project for the condos has been completed. Chris expressed thanks to Bob Hutchinson, Jeff Schram and all those who volunteered for tree work and other projects around the property.
- C. Pool: On February 2<sup>nd</sup> and 3<sup>rd</sup>, three Tiki hut roofs were rethatched, and on February 4<sup>th</sup>, a new heater/chiller was installed. During installation, it was discovered that the water hydraulic system feeding the pool has ceased to function and needs replacement. At present the flow per minute to circulate the pool water is at 65 gallons, far below the 90 gallons required by code. Bids, ranging from \$44,000 to \$56,000 have been received, but some companies will not be able to do the work for months. One company indicated that it could not begin work until 2024. At present (1) water is rising in the pool (2) chemicals are not going into the pool, and (3) the storage box needs to be replaced.
- D. Finance: Jeff Schram reported that expenditures for January of 2022 were \$5,777.36 under budget. The transfer of funds between bank accounts has been completed, and roofing bills will be able to be paid from the appropriate accounts.

- E. Phone Book and Gated Fence: Bob Tannura reported that the phone books have been distributed, and an up-to-date version of the book will be available on-line. The keyed gate has been completed, and the Board is waiting for the city to complete the inspection. Bob also reported that payment of \$1,970 to Smith Fencing is being held pending the city's inspection of the keyed gated fence.
  - F. Kayak Exploration: Gina LaRocca reported that Connie Rose, Diane DelMedico, Marie Szezpura and Terri Haddad had volunteered to join the committee which is currently researching the types of racks available and possible locations for the placement of the rack.
  - G. Recorder at Meetings: Judy Sutherland asked for volunteers willing to take minutes at meetings.
  - H. Welcome Packets: Glenda Shephard reported that she and Sally Romano have completed the packets and are delivering them to new residents.
- VI. Volunteer Groups:
- A. Crime Watch: Chris Stancil read a report prepared by Carol Lovejoy. Carol is waiting for a response from Tarpon Springs Police Officer Anthony Boone. T.J. Nagy and Carol have volunteered to represent Windrush Bay at Crime Watch.
  - B. Social Activities: Diane DelMedico and Cathy Bianchi reported that Super Bowl party and the Valentine's Day party were successful and announced that there is a happy hour every Friday from 4:00 to 7:00 pm. "Taco Tuesdays" is scheduled for Tuesday February 22. Cathy and Diane thanked volunteers who have made these events successful. Information about activities is available on Facebook and News and Notes, and is posted on the bulletin board in the clubhouse.
- VII. Unfinished Business:
- A. Bob Hutchinson reported that work had been stopped temporarily on the laundry room gables due to licensing issues but has now been completed by Homeworks of Holiday. The laundry

room roof is almost completed as are the roofs on buildings A, C, E, K, and L as well as the clubhouse.

- B. Motion by Bob Hutchinson, seconded by Julie Eichner, to authorize Villa 34 to replace the shed. Carried unanimously.
- C. Motion by Bob Hutchinson, seconded by Deb Merrill, to ratify the Board vote to authorize Unit 627 to install pavers in the limited common area, to remove the palm tree at Villa 31, and contract with Homeworks of Holiday to repair and replace the laundry room gables at a cost of \$3980.00. Carried unanimously.
- D. Motion by Deb Merrill, seconded by Julie Eichner, to authorize Unit 613 to install glass windows on the lanai, contingent upon the engineer's report indicating that such installation would be structurally sound. After discussion and a presentation by a representative of Daly Aluminum, the motion carried with Deb Merrill, Julie Eichner and Gina LaRocca voting in the affirmative, and Bob Hutchinson and Judy Sutherland voting no.

VIII. New Business:

- A. Motion by Bob Hutchinson, seconded by Julie Eichner, to approve the purchase of a laser cut aluminum gas cylinder cage at a cost of \$590.00. Bob Hutchinson explained that during the required insurance inspection, it was determined that grills need to be removed from under the pergola, and the unused propane bottles for the grill need to be placed in a storage cage which needs to be purchased. Motion carried unanimously.
- B. Motion by Bob Hutchinson, seconded by Julie Eichner, to contract with Micky McGee Electric Service to replace the electric panel in the laundry as a cost of \$995.00. Carried unanimously.
- C. Motion by Julie Eichner, seconded by Judy Sutherland to contract with Piper to inspect and update fire extinguishers at a cost of \$750.00. Carried unanimously.
- D. Discussion ensued concerning proposals for tree trimming. Proposals from Pecker Head and Dave's are quite high , and the Board is seeking more proposals and may have to limit the amount of proposed work.
- E. Motion by Bob Hutchinson, seconded by Julie Eichner, to accept Pool Works bid to replace and upgrade the plumbing system of the pool,

including the chemical feed system, water hydraulic system feeding the pool, and the white cabinet in which the plumbing system at a cost of \$44,000.00. After extensive discussion in which Bob Hutchinson explained that unless the plumbing is up to code, the pool inspector could shut the pool down, Motion carried unanimously.

- F. Julie Eichner explained that she is planning to email a survey to all owners in an attempt to ascertain opinions regarding parking, permitting pick up trucks and several other issues that might be proposed as amendments to the bylaws.

IX. Announcements:

Judy Sutherland asked that residents shut off the lights in the clubhouse when leaving. She reminded association members that dogs must be on a leash at all times, and their waste must be picked up immediately. This is required by City law. The next Directors' meeting is scheduled for Wednesday, March 16, 2022 at 7:00 PM.

X. Adjournment:

Motion by Judy Sutherland, seconded by Bob Hutchison, to adjourn the meeting. Carried unanimously, and meeting adjourned at 8:24 PM.