

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Wednesday, January 19, 2022 7:00 PM  
WBCA Clubhouse

- I. Call to Order: President, Judy Sutherland, called the meeting to order at 7:00 PM. Present in the Clubhouse were Board Members Julie Eichner, Bob Hutchinson, Deb Merrill and Judy Sutherland, and Gina LaRocca participated by phone. Also present was Ameri-Tech Community Manager, Chris Stancil.
  
- II. Quorum was established.
  
- III. A. Motion by Julie Eichner, seconded by Bob Hutchinson to wave the reading of the minutes for the October 21, 2021 Board of Directors meeting, and the workshop meetings of November 15, 2021 and January 12, 2022. Carried unanimously.  
B. Motion by Julie Eichner, seconded by Bob Hutchinson to approve the minutes of the October 21, 2021 Board of Directors meeting

and the Board of Directors workshop meetings of November 15, 2021 and January 12, 2022.  
Carried unanimously.

- IV. Report of Ameri-Tech Manager:  
Chris Stancil indicated that the Board is planning to use Zoom for its meetings, and is resolving some technical issues which will enable it to do so. There were twenty-five work orders received in January, and Darryl Rush is in the process of addressing each one. However, he will work only three days a week in January. The Board is also addressing pest control, and if any residents have pest issues, please contact Darryl. Chris Stancil also reported that the audit for the year 2020 has been received and will be put on the website. He reminded residents that roof replacement is going on and will take several months. Parking spaces will be limited during the replacement work. He asked residents to be patient. He also reported that the roofing company will do extensive cleanup at the end of each day. Lastly, Chris is getting proposals for the trimming of the mangroves.

- V. Committee Reports:  
A. Beautification: Mary Schram reported that the committee has cleaned up the berm on

the entrance road adjacent to the villas. After completing a walk around the property, the committee has developed a tentative plan for the season. She asked the Board for direction on how to proceed concerning the natural fence on both sides of the property. Mary reminded residents that the committee meets on Mondays at 9:30, and volunteers are needed. She thanked all those who help in maintaining the landscaping of the property.

- B. Fence/Keyed Gate: Bob Tannura reported that the fence and Keyed gate have been installed. The gate can be opened with the clubhouse key. He provided background and summarized the events leading to the Board's decision to install the gate, including legal opinions, Board discussions, contacts with the city of Tarpon Springs and securing the necessary authorizations and permits.
- C. Finance: Jeff Schram reported that, although in the month of December the expenditures were \$21,041 over budget, the association finished the year with a surplus of \$18,760. The primary reason for over expenditures in December was the new insurance company requiring a twenty percent down payment which amounted to over \$41,000 instead of the normal \$14,485.

Jeff also reported that the two year roof replacement project will require transferring funds among accounts.

- D. Pool: Jeff Schram announced that a new pool heater is needed at a cost of \$7,822.20, and the committee recommends re-thatching of the three Tiki huts at a total cost of \$1,950.
- E. Phone Book: Bob Tannura reported that 2022 phone books have been prepared and are ready for distribution.
- F. Recorder at Meetings: Volunteers are needed to take minutes at Board meetings.
- G. Welcome Packets: Sally Romano reported that the packets are in the process of completion and will be distributed to new residents shortly.

VI. Volunteer Groups:

- A. Crime Watch: Bob Hutchinson read a report prepared by Carol Lovejoy. TSPD officer, Anthony Boone, has been recovering from COVID, and about 10 other police officers are out due to COVID related issues. Carol forwarded a Trespass Authorization form to Judy Sutherland. The form must be completed by the Board President, notarized and returned.

B. WBCA Social Group Activities: Cathy Bianchi and Di DeMedico reported that a meeting is planned for next week, and anyone interested in making suggestions or planning activities is invited to attend. The exact time and date of the meeting will be posted on Facebook or News and Notes. Anyone interested in attending or serving on the committee should e-mail Cathy or Di.

VII. Unfinished Business:

A. Judy Sutherland reminded residents that decorations or ornaments should not be attached to the stucco outside condos or villas. Screws, nails and bolts drilled into the stucco will cause damage. Darryl will remind owners that such hangings are not permitted. The Board will discuss the issue. Bob Hutchinson elaborated on the danger of damaging the stucco.

B. Motion by Judy Sutherland, seconded by Bob Hutchinson to ratify the following decisions made by the Board since the October meeting:

1. Authorization for Villa 31 to have new window/sliders installed
2. Authorization for Unit 503 to attach a flag pole holder to hang an American flag

3. Authorization for Unit 617 to replace front screen door
4. Authorization for Unit 511 to replace lanai screen
5. Accept Watertight Roofing proposals for buildings: A, C, E, K, L, laundry/ maintenance for a total amount of \$135,181.
6. Ratification of Board decision regarding wall hangings within common elements of buildings. Motion carried unanimously.

VIII. New Business:

- A. Bob Hutchinson reported that new members are needed for the Building Committee. The committee members walk the property, inspecting buildings, once a month and identify areas in need of repair. Anyone interested in volunteering should contact Bob or Judy Sutherland.
- B. Kayak Exploration Committee: WBCA Secretary, Gina LaRocca, is forming a committee to explore the possibility of placing a kayak rack somewhere on the property. Anyone interested in serving on the committee should send Gina an e-mail.
- C. The City of Tarpon Springs had Hydromax flush the fire hydrant by Villa 31, but did not

notify WBCA beforehand. The fire hydrant has been repaired.

- D. Motion by Bob Hutchinson, seconded by Deb Merrill, to contract with Watertight Roofing to re-roof the Clubhouse at a cost of \$19,928. Carried unanimously.
- E. Motion by Julie Eichner, seconded by Bob Hutchinson, to distribute one half of the year end surplus of \$18,760.14 to roofing reserves (\$9380.07) and the other half into the pool reserves (\$9380.07) Carried unanimously.
- F. Motion by Deb Merrill, seconded by Julie Eichner, to contract with The Pool Works to install a new pool heater at a cost of \$7822.20. Carried unanimously.
- G. Motion by Bob Hutchinson, seconded by Gina LaRocca, to contract with Victoria's Tiki Huts to re-thatch the three tiki huts in the pool area. Carried unanimously.
- H. Motion by Julie Eichner, seconded by Deb Merrill, for the purpose of discussion to authorize Unit 613 to install glass windows in the lanai.

After considerable discussion which reviewed the background for this and previous requests, the Board postponed the decision pending further information. The owner was directed to provide the Board

with an engineer's report. Motion by Judy Sutherland, seconded by Bob Hutchinson, to table the motion. Carried unanimously.

-  
IX Announcements:

Judy Sutherland reminded residents that Tarpon Springs law requires that dogs be on a leash at all times, and their waste must be picked up immediately. She also indicated the wearing of masks is optional, and residents are encouraged to judge what is best for themselves. She noted that meetings have been changed to Wednesday evenings, and the next meeting is scheduled for February 16, 2022 at 7:00 PM.

IX Adjournment: Motion by Deb Merrill, seconded by Julie Eichner, to adjourn the meeting. Carried unanimously. Meeting adjourned at 8:26 PM

-

-

-

-

-

-

-