

Windrush Bay Condominium Association, Inc.
Board of Directors' Meeting
Wednesday, March 16, 2022
WBCM Clubhouse
7 PM

- I. Call to Order: President, Judy Sutherland, called the meeting to order at 7:01 PM. Present were Board Members: Julie Eichner, Bob Hutchinson, and Judy Sutherland, and Gina LaRocca and Deb Merrill participated via zoom. Also present was property manager, Chris Stancil, from AmeriTech.
- II. Quorum was established.
- III. A. Motion by Judy Eichner, seconded by Bob Hutchinson, to waive the reading of the minutes of the Board of Directors' Meeting of February 16, 2022 and the Special Board of Directors' Meeting of March 2, 2022. Carried unanimously.
B. Motion by Julie Eichner, seconded by Bob Hutchinson, to approve the minutes of the Board of Directors' Meeting of February 16,

2022 and the Special Board of Directors
'Meeting of March 2, 2022. Carried
unanimously.

- IV. Report of the AmeriTech Manager: Chris Stancil reported that he and Darryl Rusch continue to inspect the buildings and over a two months span will be able to inspect all condos and villas. He also summarized a proposal he received from Spectrum whereby for \$52 per month each unit would receive the Platinum TV package with over 300 channels and two boxes per unit and property wide speed upgrade to 400 mb internet. In addition, the association would receive a one time incentive of \$10,425. All units would need to participate which would require approval of seventy five percent of owners. Chris also reported that Watertight Roofing has indicated the prices of shingles (which are directly related to gas prices) are increasing, and only about one half of the villas would be able to be roofed next year. He also reported that AmeriTech would review applications for rentals and sales of condos and villas since such approval does not require a formal Board vote.
- V. Committee Reports:

- A. Beautification: Mary Schram reported that the committee has been removing old shrubs and had completed work requested by individual owners. The committee intends to plant several philodendrons, grasses and smaller flowering shrubs in back of the clubhouse facing the pool. Mary will work with Barbara Lerch to trim hibiscus bushes during the remainder of the month. Mary also reported that the price of mulch is increasing, and it may be necessary to limit mulching to small areas around the property for the immediate future.
- B. Finance: Jeff Schram reported that the expenditures for February were \$536 under budget and, for the year, are \$6,313 under budget. On March 2, over \$147,000 was paid in roofing costs, leaving approximately \$185,000 in roofing reserves. However, with increasing roofing costs, the new estimate to roof the villas is about \$296,000 or about \$111,000 in excess of the reserve amount. It will be necessary to use the various annuities which will come due over the next two years to cover roofing costs.
- C. Pool: Jeff Schram reported that many residents and guests are using the pool. The pool cover was put away on March 1, and is in very condition. Several chairs will

be repaired by Outdoor Furniture of St. Petersburg.

- D. Kayak Exploration Committee: Gina LaRocca indicated that in April, committee members will walk the property to find a suitable location for the rack. The committee is exploring various types of racks. Gina will forward an item to be included in the coming survey.
- E. Phone Book: Bob Tannura reported that the phonebook is updated each month and is available on the website.
- F. Recorder at Meetings: Judy Sutherland asked for volunteers to take minutes at the meetings.

VI. Social Group Activities:

Cathy Bianci reported that a Happy Hour is held every Friday at the Clubhouse from 4 to 7 PM. This Friday, March 18, will be the St. Patrick's Day gathering, and Friday, March 25, will likely be the last happy hour of the season. She thanked everyone for their support that made the season's activities so successful, and in October activities for next year will be planned.

VII. Unfinished Business:

- A. The Parking Committee has been considering revisions to the rules and

regulations regarding pickup trucks. Julie Eichner will include questions concerning pickups in the upcoming survey. Any change in the rules and regulations will require a vote of seventy-five percent of the membership.

- B. The insurance inspection letter of January 11, 2022 recommended that the users of the fitness center sign a waiver holding the association harmless for any injuries. Bob Hutchinson took a photo of the outside grilling areas after modifications were made and forwarded to the insurance company. C
- C. Motion by Bob Hutchinson, seconded by Julie Eichner, to accept the proposal of H & H Environmental Services to trim mangroves at a cost of \$2100. Carried unanimously.
- D. Motion by Bob Hutchinson, seconded by Julie Eichner, to contract with H & H Environmental Services to remove tree by O Building and trees by villas 12 and 13 at a total cost of \$1900. Carried unanimously.
- E. Motion by Bob Hutchinson, seconded by Julie Eichner, to contract with Peckerheads to remove the Pine tree at villa 39 and trim trees at villas 4, 5 and 8, and K building and M building at a total cost of \$2100. Carried unanimously.

- F. Motion by Julie Eichner, seconded by Bob Hutchinson, to contract with Peckerheads to trim thirteen palm trees at a cost of \$930. Carried unanimously.

VIII. New Business:

- A. Clubhouse Repair of Cedar Siding: The Board is waiting for estimates to do the repair. The cost of cedar siding is increasing, and the Board is considering using Hardy Board.
- B. Motion by Bob Hutchinson, seconded by Julie Eichner, to accept proposal of Sam Swinton to complete stucco repairs at buildings K and O in the amount of \$1975. Carried unanimously.
- C. Motion by Bob Hutchinson, seconded by Julie Eichner, to repair the air handler leak in the exercise room at a cost of \$335. Carried unanimously.
- D. Motion by Bob Hutchinson, seconded by Julie Eichner, to authorize owner of Unit 621 to install pavers in the front lanai. Carried unanimously.
- E. Motion by Bob Hutchinson, seconded by Julie Eichner to authorize the owners of Unit 638 to remove the non-bearing wall in the bathroom. Carried unanimously.

F. Judy Sutherland brought up for discussion the request of Unit 407 to approve the work completed by the previous owner who installed a water and an electric line on back lanai for a washer and dryer. The consensus of the Board was that such an installation on a limited common element was a violation of association documents, and the Board could not approve the request. Motion by Julie Eichner, seconded by Bob Hutchinson, to deny Unit 407's request to approve installation of the water and electric lines on the lanai for a washer and dryer done by the previous owner. Carried unanimously.

IX. Announcements: Judy Sutherland announced that the next board meeting is scheduled to April 20, 2022 at 7 PM.

X. Meeting adjourned at 8:25.