

Windrush Bay Condominium Association, Inc.
Board of Directors' Meeting
Wednesday, April 17 , 2024 @ 7:00 pm
WBCA Clubhouse & Zoom

The meeting was called to order at 7:15pm by Judy Sutherland, having established a quorum with Judy and Bob Hutchinson present and Bob Tanner and Carl Hicks on Zoom. Patrick Dillon also arrived a few minutes later. Ellyse Vosselmann, the AmeriTech manager was also present along with 16 owners.

A motion was made to waive the reading of the previous board meeting on March 20, 2024 by Carl and seconded by Bob Hutchinson. A motion to approve the minutes of the March 20 meeting was made by Bob Hutchinson and seconded by Carl.

AmeriTech Manager Ellyse Vosselmann, made a report that included the number of accounts currently delinquent. Work has started on repairing some of the building gutters, while the work on the hydrant is completed and it is operational. Villa 17 was sent three compliance issue letters, and work has started to remediate the issues. H&H has almost completed work to make up for the double payment made to them. A request for board compensation on a unit with water damage, asking for more than drywall damage, is currently with the attorney. Proposals are currently out for parking line painting. In response to a question from the audience about the payment of the hydrant, the board was unable to prove how it was damaged, so it was paid for from operational funds.

Committee Reports:

Beautification: Mary Schram reported that having worked on a few projects as she heals, she will be back in the Fall in full force.

Finance: Jeff Schram made a report that we are \$13,204 in the good this month, but have a deficit of \$17,407 so far this year. The matured CD of \$180,000 went into 12 reserves. We currently have \$239,008.93 in reserves and he recommends staying with Cadence Bank going forward.

Pool: Jeff also reported that 15 volunteers cleaned the pool furniture last Monday. The pool has been jam packed over the last few weeks. Jeff is currently working with his committee and Caitlyn on new signage of pool rules. A discussion followed on last month's issue in the pool, resulting in Bob H leaving the meeting.

Kayak Exploration Committee: No report

Parking ID committee: Cathy Bianchi reported that she and jeff submitted a proposal to board for review on the issue of automobile stickers. Due to limited amount of parking, color coded cling-on stickers were proposed, with red for owners, renters would have yellow tags in rear view mirror, and guests green.

The program could roll out in January 2025 when the committee could also get license plates at that time, creating a database of which cars belong on site. The first guest pass would be free, but subsequent passes incurring a charge to cover costs. The initial rollout would be about \$350 and would address a security need.

Phonebook - no report

Recorder-at-Meetings: Jackie will be leaving for the summer. A volunteer will be needed if any meetings are held during that time.

Social Committee: Cathy Bianchi reported that the last party, a luau, will be held this Saturday at 3pm. The committee will provide food and entertainment. Please sign up on FaceBook or in the bicycle room. 51 have already signed up. The committee thanks everyone for all the support and kind words they have received over the season,

Volunteer Group Reports:

Crime Watch: Cathy Bianchi reported that the committee continues to look at issues and thanks everyone for their support of the recent Tip-A-Cop at Jimmy's restaurant, that supports our local law enforcement.

Unfinished Business:

Hydrant update: The repairs having been completed, Kyle will paint the new hydrant

Parking lots painting of lines: Ellyse is eliciting bids for the project

Flood Insurance Payment:

A motion was made by Carl Hicks and seconded by Bob Tannura, to pay 20% for April for flood insurance on the condos, and fully pay for villas in May. The motion passed.

This action would avoid paying \$5200 in finance charges by paying the policies in full, or reducing the amount paid over time and avoiding the insurance company's finance charge. This is possible because of over budgeting about \$10,000 in this line this year. A question from the owners present brought out concerns of running the operating budget too low, but after discussion an agreement was arrived at to go forward with the plan.

New Business:

Discussion of gutters: After an on-site appraisal of the gutters on the buildings, it was decided to fix any current serious problems, but anticipate replacing them in the near future.

Additional Parking Spaces: due to an issue with people parking on grass at night by D building, two or three additional guest spaces might be possible, and will be investigated further

A motion to approve 641 request for lanai windows was tabled.

640 was approved for lanai windows

Villa 4 window was approved.

Other:

An effort will be made by Bob Tanner to put some of the electrical repair bills through our insurance, if they occurred above ground. A breakdown from the vendor is needed.

PestGuard will be making their annual in-unit treatment. Owners are urged to provide current key codes and keys so that they can enter the premises to apply the treatment. If an owner does not want to provide access, they are reminded that any pest problem remediation would be their responsibility.

Announcements:

Friendly reminder: Dogs must be on a leash at all times outside and their poop needs to be picked up immediately. This is also a Tarpon Springs City Law.

Please remember to follow the pool rules and remind your guest there is no jumping or diving into the pool.

A motion for adjournment at 8:34pm by Bob Tannura and seconded by James Dillon and the meeting was adjourned.