

Windrush Bay Condominium Association  
Board of Directors' Emergency Zoom Meeting Regarding Pool Repairs  
November 8, 2024

Agenda

1. Meeting called to order at 5:06 p.m. Attendance: Ellyse Vosselmann Ameri-Tech Manager, Judy Sutherland President of the BOD, Robert Tannura, Bob Hutchinson, Carl Hicks, Jeff Schram Pool Chairman, & Mary Schram minute taker.
2. Establish Quorum
3. Pool Works gave us two proposals, one to clean the pool, drain, acid wash, & refill the pool for \$4,600.00. Two: repair pool equipment under the white hood \$13,850.00. Jeff spoke with Don Ball, CEO of Pool Works & informed him we had the missing chemical drum. That price will be deducted from the proposal.
4. Jeff Schram talked about the 2 proposals from Pool Works stating they could start in two weeks. (since this meeting, they bombed the pool with chemicals on 11/9/24 & will start cleaning & draining the pool 11/16/24). It should be noted that Pool Works is licensed & insured & also carries pool popping insurance. There is a 50/50 chance our heater/chiller could be repaired. If not it would cost approximately \$9,000 for a new one. We can get by with one.
5. We did get a proposal from Aquablue for cleaning the pool by mistake. They were supposed to go to Windrush North's pool. Jeff called two other companies for proposals, one did not do commercial pools, & the other did not get back to us.
6. It was mentioned that Windrush Bay should get money back from insurance so we can reimburse the Community Fund of \$20,000 we used to get the remediation started.
7. Bob Tannura made a motion for Pool Works to do the cleaning, acid washing, & refilling the pool for \$4,600.00. Seconded by Judy Sutherland. Motion passed unanimously by all 4 board members in attendance.
8. Bob Hutchinson made a motion for Pool Works to make repairs to pool equipment under the white hood for \$13,850.00. Bob Tannura seconded the motion. Motion passed unanimously by all 4 board members in attendance.
9. Judy Sutherland will sign & email both contracts to Pool Works.
10. Ellyse thanked Judy Sutherland for all her hard work organizing hurricane clean up workers & for all her hard work cleaning out all the affected buildings.
11. Bob Tannura thanked Jeff Schram for his work/relationship with Pool Works. Bob Hutchinson also thanked Jeff for the financing he's done for Windrush Bay. Because of his efforts, we had \$20,000 in the Community Fund to put down for remediation to begin immediately & we have money in the pool reserves to pay for the pool repairs. The \$20,000 in pool reserves was there to refurbish the pool, which will have to be done eventually.
12. Meeting adjourned at 5:26 p.m.