

Dear Windrush Cove Homeowners

As many of you are aware, there are a number of projects scheduled for the property this year. Please see below:

- Landscaping
 - The board has met with our landscapers (A Cut Above) to begin shaping our property to look less congested and more presentable. We are looking for a nicer, neater, and cleaner look, while also cutting the mowing and trimming effort. In return, “A Cut Above” has agreed not to raise rates for at least 3 years. Previously, they were charging us with a 2% yearly increase.
 - Due to budget constraints, the landscaping will be completed in phases.
 - The **first** phase has begun, which includes:
 - Extracting all dead plants.
 - Extracting plants that are not a good fit for our property.
 - Extracting plants that are not indigenous to Florida.
 - The second phase will mostly include placing sod in areas where plants were extracted.
 - In the meantime, we have formed a landscaping committee.
 - The landscaping committee will work with “A Cut Above” to come up with a list of plants that would be best for our property.
 - The **third** phase will be to plant approved plants in areas where previous plants were extracted.
- Plumbing for Building W.
 - The board has approved a contractor to install badly needed shut-off valves.
 - We do not have an estimated time of service yet, but this will begin this Spring.
 - Monies will come from approved loan that was discussed in the annual meeting.
- Roof repairs. Replacing flashing on all roofs.
 - Board has approved the work.
 - We do not have an estimated time of service yet, but this will begin this Spring.
 - Monies will come from approved loan that was discussed in the annual meeting.
- Update electrical boxes to Florida code for all buildings.
 - Board has approved the work.
 - The work is as follows:
 - 23 April 2019: Building V
 - 24 April 2019: Building Q
 - 25 April 2019: Building R
 - Monies will come from the approved loan that was discussed in the annual meeting.
- Clubhouse updates.
 - We have had a few contractors stop by the clubhouse to bid on updates.
 - I have been out of town quite a bit since the first of the year, but I will meet with our management company (QPM) to discuss estimates and possible plan of action within the month of April.