

Windrush Cove, Indian Rocks Beach, FL

A brighter, better Windrush Cove

October 28, 2021 Edition

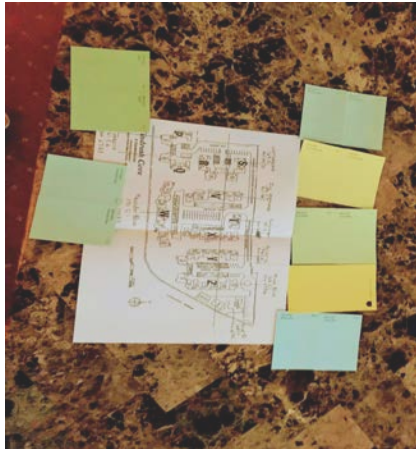


A big, big thank you!

Thanks to everyone who attend the Windrush Cove (WRC) Board of Directors Meetings and provide feedback. We hear you loud and clear about the need for more communication. We are pleased to announce that Gloria Reed (AMERI-TECH Property Management, Inc.) is the WRC new property manager. Gloria can be reached at: 727-726-8000, x504 and at greed@ameritechmail.com.

Ellie Neri has volunteered to take the open Vice President Board role on an interim basis until new Board elections. Maggie Pavelic is assisting with ongoing communications. Welcome Gloria, Ellie and Maggie!

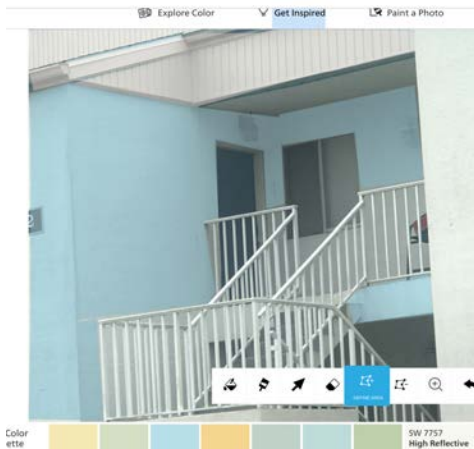
Paint Colors



The colors have been selected after extensive consultation with realtors and paint specialists in the surrounding area of Windrush Cove. We have done a mock-up of our buildings with these paint colors and the mock-up is posted on the WRC website, under “Latest News.” After review of the mock-ups, the dark yellow “Solaria” has been eliminated. Check it out! Windrush Cove will look

beachy and modern. Wow!

Stairway, Railing and Stucco Fixes



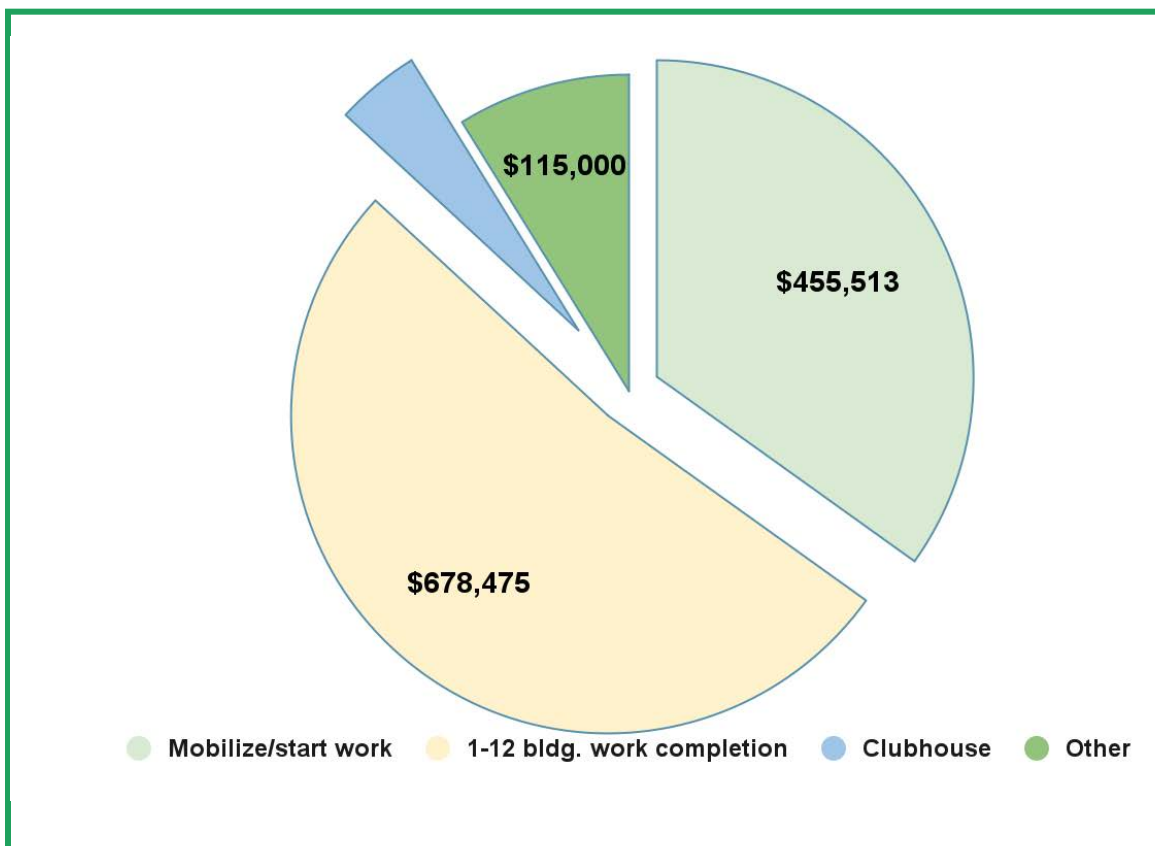
Stairways are being replaced around the community with maintenance-free materials. The current wood railings are temporary. They ultimately will be replaced with a metal railing, similar to what is pictured here. Please be careful on the stairways while under

construction until we can get things finished. Aren't things starting to look just a little better?

Swimming Pool

We have hired a pool company to service the pool. You will see them cleaning, adding chlorine and maintaining the pool. It's our little slice of heaven on Indian Rocks Beach and our respite from the heat.

Special Assessment - What Did We Buy?



Source: Windrush Cove, Inc. and J Bolt Construction, Inc. Contract - Total \$1,305,528

Ok, What Did We Really Buy?

Windrush Cove Area	Scope of Work
Residential Buildings 1-12	<ul style="list-style-type: none"> ● Replace all wood stairs and wood landings. ● Replace all railings on stairs and landings. ● Demolition and disposal of all debris. ● Replace all wood patio fences and siding with PVC fencing. ● Repair/replace damaged stucco in specified areas. Repair/replace plywood siding and 2x4's as necessary and install a Ty-Vek vapor barrier. Re-stucco. ● Remove stucco mid-walls going up stairways, landings and install powder coated white metal railings/handrails. ● Replace all window sills and seal around the window as needed with stucco and sealant/caulking. ● Remove old wood siding around windows (porch areas) and install Ty-Vek vapor barrier, install new siding hardie board. ● Repair/replace stucco around "L" flashing as necessary. ● Engineering drawings of stair replacement.
Dumpster Areas	<ul style="list-style-type: none"> ● Replace dumpster fences with PVC and enlarge the fenced area for recycling containers.
Painted Areas (all buildings)	<ul style="list-style-type: none"> ● Pressure wash and clean, seal/prime and paint all buildings per building code utilizing Sherwin Williams paint. 1 coat of sealer/primer and two coats of exterior paint.
Clubhouse	<ul style="list-style-type: none"> ● Remodel clubhouse to include new windows, three slider doors to code, install new flooring, paint and bathroom remodel (toilets, sinks, vanity and removal of shower/sauna).

Weekly Inspection Updates

Check out the WRC website for the weekly property inspection report dating back to September 12, 2021. This gives you an idea of the progress of the exterior work being done. The report will be posted weekly on the website.

What Can You Expect Next?

- Construction is ongoing at WRC, except for stairs.
- Board meeting TONIGHT, October 28, 6pm ET at the clubhouse.

How To Help?

1. Frequently check the Windrush Cove website (www.windrushcove.org). We will be posting more information to keep you in the loop!
2. Keep the feedback coming! Constructive, actionable comments are always welcome.
3. Have a special talent or interest to make it better? We can always use your help. Consider volunteering your time. If interested, contact Maggie Pavelic (margaretpavelic@gmail.com) or stop me next time you see me around!