

Windrush Bay Condominium Assoc.

Board Meeting

December 19, 2012

AGENDA:

- Call to order by C. Lovejoy at 6:30pm

- Quorum established. Present: Carol Lovejoy; Mary Currey; Jeff Schram; Pat Altyn

Absent: Evelyn Lemin

- Minutes of Budget Meeting 11/13/12 Approved

- Minutes of New Board Meeting 11/13/12 Approved

- **Officer Reports:**

C.Lovejoy reported that she has had a busy week. She has posted new committee lists.

She explained the new distinction between Appointed Committees that are made up

of owners appointed by the President, and Volunteer Groups that can be made up of

owners, renters and other interested persons. These lists will be posted in the new phone

directory, and on the WBCA website.

President Lovejoy also reported that a truck had been towed after 4 violation notices were ignored.

- Jeff Schram, Treasurer, reported on insurance timelines. Also working with Bob Peretti

on fine tuning next year's budget. Would also discuss purchase of mulch later in the

meeting.

- **Committee Reports:**

Beautification & Grounds: Norm Demers, chair.

Have purchased, planted-or- replanted plants for various common areas; removed some

overgrown shrubs & trees. Also mentioned that (3) trees were removed because of rot

and new trees replaced as required by City of Tarpon Springs. Chairman Demers also

thanked all the volunteers who assist at a weekly work session.

Building & Grounds: Cliff Lemin, Chair.

Previous stucco repairs have been painted; repairs done on small building items; no

further repairs necessary at this time-however some items will require attention in 2013.

The Committee will continue to monitor the buildings to ensure proper repair & updating.

Documents: Walter Cain, Chair.

No activity to report

Finance: Bob Peretti, Chair.

Bob mentioned, via e-mail, that through Nov.2012, WBCA finances were \$13,288

better than budgeted. Spending was \$16,461 below YTD budget expenses while

collecting \$3,173 less than planned income. A detailed account of Mr. Peretti's report

is on file in the Office.

Parking Permit: David Basque, Chair.

Presently a proposal is on hold.

Phone Book: Marion Linkh, Chair.

Carol Lovejoy reported that she, & Marion, were presently working on the new phone book

which will be published in January, 2013.

Pool: David Martin, Chair.

David mentioned that the pool continued to be a popular place for exercise and

relaxation. He mentioned that one of the pool heaters is leaking-and will be evaluated

by the company who installed new pipes last year. Repairs are under warranty.

Recorder at Meetings: Rich Link, Chair.

Carol Lovejoy mentioned that Rich Link is the primary recorder- followed by Priscilla Peretti and David Martin as substitutes.

Security Committe: Mike Metty, Chair.

Carol Lovejoy mentioned that Walter Babst had resigned from the committee and Mike Metty would be the new chairperson. She mentioned volunteers for this committee would be welcomed.

Sprinkler: Russ Granger, Chair.

Russ reported that many sprinkler heads had been replaced, or, repaired by Patrick.

Website Liason: Pat Altyn, Chair.

The Website has been updated with the new Ameritech Property Manager contact information

### **Volunteer Groups:**

Communications: Cecilia Ammon, Chair.

No report

Crimewatch Representatives: T.J. Nagy, Chair

Meets every fourth Thursday at the Tarpon Police Station.

Project Clubhouse: Carol Compton & Clara Demers, Co-Chairs

The furniture for the Clubhouse has been chosen & will be ordered when funds cover the cost. Several contractors have been asked to give estimates for updating the clubhouse bathrooms. The metal sailboat over the fireplace was painted and acoustical panels have been hung in the main room. Window shades now hung on all four front windows - and windows have been tinted.

Donations for furniture, bathrooms remodeling and other activities are still being solicited.

Social Activities: Cindy Cupisz, Chair.

The list of the 2012-13 social activities is posted on the WBCA website, bulletin boards, and in the clubhouse.

### **- Old Business:**

Insurance: Motion by Jeff Schram, seconded by Carol Lovejoy to continue insurance with our present insurance company.

Villa 16-Lanai renovation: Motion by Carol Lovejoy, seconded by Mary Currey to allow renovations within WBCA guidelines.

Planting of three trees to replace those cut down. Trees have been planted.

Funds contributed for solar shades & window film for clubhouse: Motion by Mary Currey Seconded by Jeff Schram to ratify the ammount of \$2312.27 contributed.

### **- New Business:**

-Condo buildings electrical panels: Carol Lovejoy expressed concerns regarding outages in G Bldg. this summer. New buzz bars were needed in the electrical panel. She will be getting estimates as to the cost of replacing panels in other bldgs. H & O bldg. have been done.

- Condo buildings water shut-off valves: Carol Lovejoy spoke about the possible need to have shut-off valves for each building. Presently - whenever the water needs to be turned off for various reasons- it affects all the buildings & villas. The cost could be very expensive. However, David Basque, of Villa 22, spoke to the health issue involved whenever the water is turned off. After speaking with the Director of the Tarpon Springs

Water Dept., he was informed that there was a potential for contaminants to enter the system. He was advised that individuals who may be at risk with health issues - to boil their water, or, use bottled water for a time after the water has been turned back on. He feels there is an urgency to add cut-off valves to all the buildings.

- Condo building gutters: Some of the gutters are broken, or, dripping and in need of repair. Issue to be addressed.
- Clubhouse upgrades: Clubhouse (inside) has been painted. New shades & window tint on front windows. New furniture to be ordered. Bathrooms now the main concern. Need to be remodeled and painted. Mary Curry seeking estimates.
- Laundry room issues: Upgrade in the laundry area and possible new machines needed. Expenses also an issue. Possible need to look for a new vendor to oversee the laundry machines.
- Pest control: Presently we have two companies who may have overlapping duties on their contract. The Board is reviewing their contracts-and may select one to take care of all pest control issues.
- Grounds maintenance - including mulch: Some concerns expressed with present maintenance company. Their contract is being reviewed & possible new companies may be invited for bids. Jeff Schram expressed concerned with amount & cost of mulch which present vendor (JEMM) has asked for. Jeff feels we do not need that much and believes he can purchase the mulch much cheaper at Home Depot. He also feels we can get volunteers to spread the mulch. With the savings for mulch & spreading- Jeff made a motion to contribute a sum of \$1500.00 from the WBCA budget to the Clubhouse furniture purchase. Motion seconded by Mary Currey. Motion carried 3-1. A second motion by Jeff Schram & seconded by Mary Currey to allow Jeff to go to Home Depot, or, Lowe's - to purchase 1000 bags of cyprus mulch-with the provision of free delivery. Motion passed- 4-0.
- Tree pruning and mistletoe concerns: Mistletoe - a parasite that grows in some trees that can damage, or, kill trees needs to be addressed. Also some of the tall pine trees need to be pruned. The Board will get estimates.
- Stump grinding: Two, or, three stumps need to come out to avoid termite issues.
- Outside Lighting: Two buildings have no light covers and will have to be replaced with new light fixtures.
- Pavement sealant: Cracks have been noticed in the pavement laid this summer. The owners of the paving company met with Board Members and Michael Perez, President of Ameri-Tech to check out the cracks to ascertain what steps will be taken to repair them.

**Open Discussion:**

No discussion ensued.

**Adjournment:**

Motion by Jeff Schram, seconded by Pat Altyn, to adjourn the meeting. Motion passed.

Meeting adjourned at 8:10pm

Respectfully submitted by David Martin