

Windrush Bay Condominium Association

Board of Directors Meeting

April 17, 2013

Present were: Carol Lovejoy, Pat Altyn, Mary Currey, Evelyn Lemin and from Ameritech Louis DeSantis

A letter was read by Carol Lovejoy regarding the financial workshop that was held without proper notification (see attached). A workshop is a way for the board to meet and discuss upcoming items.

Motion was made by Carol Lovejoy to approve the minutes of 3/20/13 with corrections of misspellings of landscaper Laurose on pages 1 and 3. Seconded by Mary Currey. All approved.

Motion was made to approve board workshop minutes re flood insurance for villas on March 20, 2013, by Mary Currey seconded by Jeff Schram. All approved.

Motion was made by Evelyn Lemin to approve minutes of 3/27/13. Seconded by May Currey. All approved.

Motion was made by Jeff Schram to approve workshop minutes of 4/2/13 regarding how we will work with Ameritech and property management. Seconded by Mary Currey.

Motion was made by Mary Currey to approve workshop minutes of 4/9/13 on how we will work with landscapers Laurose, how to handle work orders, prioritizing. Seconded by Carol Lovejoy. All approved.

Reminders were made by Carol Lovejoy regarding compliance with rental restrictions and application procedures.

Reminder from Carol Lovejoy that trash pickup for summer is now Monday and Friday

Monthly update was made by Ameritech property manager Louis DeSantis. See attached report.

Committee Reports

Landscaping – Some work done around clubhouse. Have been waiting to talk to new landscaping company to get plan of action. Weekly landscaping committee activities will begin in the fall.

Building – No major problems to report. Some small repairs by F & S have been completed. New issues identified will be investigated

Documents – Nothing to report

Pool – Cover is being put away for summer. New whisper pool filter motor installed

Security – Trespass authorization form allows for repeat offenders to be arrested.

Sprinkler – To use reclaimed water a water pressure nozzle can be installed so we don't blow out system. Test of reclaimed water system for watering lawns will be scheduled.

Website – Next seasons activities have been posted on the site.

Volunteer Groups

Project Clubhouse - Allan McBurney has volunteered to install a new countertop in the kitchen area .
Many thanks

Social – End of season report was read by Sheila Basque. See Attached

Old Business

Motion was made to ratify approval for glass installation in condo # 609 by Pat Altyn. Seconded by Mary Currey. All approved.

Electric Panels - A special BOD members meeting is scheduled for May 1, 2013 at 6:30 pm to explain special assessment for new electrical panels to replace corroded existing panels on condo buildings.

Kayak Task Force - No new activity. Will discuss again in the fall in conjunction with the five year plan.

Landscape- May Currey is pleased with the new landscapers and is looking forward to an improved landscape.

Laundry Room - Carol Lovejoy is getting 3 estimates from vendors to replace current vendor's equipment. The number of machine required is being researched

Mangrove Problem - Covered in Louis DeSantis' report.

Parking Permit - David Basque will present plan at the annual meeting

Paving Update - Louis DeSantis discussed in his report

Pest Control - Mary Currey, Cliff Lemin and Bob Peretti met with PCS. Termite warrantee is in force. PCS walked the property and saw no problems. We will continue to use PCS for building pest control. Laurose Landscape will be used for landscape pest control.

Seawall - Louis DeSantis discussed the concerns we have for the sea wall. He will have an engineer out to discuss and come up with a proposal.

Security Light buildings B and H lights are without covers. Will get an electrician out for repairs

Water Shutoff - Jeff Schramm is finalizing plans on how to best proceed with water shutoff valves.

5 year Plan – Mary Currey noted the taskforce met 3 times. They are creating data on how we want our community to look over the next 5 years.

New Business

Villa 16 owners requested permission to put a patio on their limited common area. Motion was made to approve request by Jeff Schramm and seconded by Evelyn Lemin. All approved.

Borrowing from Reserves - Bob Peretti has suggested we borrow from our reserves to pay for 2014 insurance. The reserves would be repaid with the money budgeted for insurance. Florida statutes define the method for such a procedure. It would save about \$4,000. Further discussion is planned.

Light Pole Globes – Mary Currey has looked into straightening the poles on the point and replacing them with new globes. Need to do more research.

Handicap Ramp - A ramp was discussed for buildings H and E. There is a need for possible walker/wheelchair access to the buildings. Need to do more research.

Open discussion

David Basque has suggested a non-smoking zone in the pool area. We will need to review our documents before this can be approved. Ameritech will look into the legal aspects

David Basque said clubhouse improvement have been made to the equipment/sauna room. Instructions will be posted once the walls have been painted.

We need to rethink the kinds of outdoor chairs we use as the plastic may not be sturdy enough.

Motion to adjourn was made by Carol Lovejoy at 8:10 pm and seconded by Jeff Schram. All approved.

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