Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Wednesday, December 18, 2013
Clubhouse 6:30 p.m.

1. **Call to Order: President, Mary Currey called the meeting to order at 6:30 p.m. Present were: Pat Altyn, Carol Lovejoy, and Jeff Schram. Quorum was established. Also present was Louis DeSantis.**

2. **Motion by Pat Altyn, seconded by Carol Lovejoy to approve the minutes of BOD meeting April 17, 2013, BOD special meeting May 1, 2013, Budget Workshop meeting of BOD and Finance Committee, August 16, 2013, Budget Workshop meeting of BOD and Finance Committee, September 12, 2013, Workshop, November 8, 2013, Workshop, November 13, 2013, Workshop, November 18, 2013, Workshop, November 26, 2013, and Workshop, December 2, 2013. Approved unanimously.**

3. **President, Mary Currey gave welcoming comments on Windrush Bay.**

4. **Officer reports: Mary Currey thanked all board committees and volunteer committees for all the hard work they have been doing. She also read the finance report from Tom McFarland, stating that we have $42,000.00 left in the 2013 budget. Jeff Schram, Treasurer, modified Tom's report to reflect increased insurance costs and year end insurance premiums that have yet to be paid, making the balance be in the low $20,000.**

5. **Standing Committee reports:**
   a. **Landscape committee, Mary Currey reported that volunteer work is being done to remove old and dangerous plants. We also have a list of acceptable plants with pictures available.**
   b. **Pool committee, David Martin reported that we ordered 8 chairs & 4 lounges for the pool area. These will be delivered the week 1/6/14. Heater censor problem will be fixed 12/19/13. He also talked about making the pool area non-smoking.**
6. **Volunteer Group:**
   a. **Social Activities: Carol Lovejoy reminded everyone of the Christmas party on 12/22/13 at 5:00 p.m. Bring an appetizer to pass and what you would like to drink.**
7. **Unfinished business:**
   a. **Certifying e-mail votes April through October, 2013: Motion to approve Coin Match Contract-passed 5 yes.**

   b. **Motion to hire Green Tech for foam treatment for Condo 619 J building for termites. Passed 4 yes - 1 no (Carol Lovejoy).**

c. Motion to hire Total Restoration to repair storm drain, remove mangroves, extend sea wall per Pinellas County Specifications for completion in 2013. Finished October, 2013. Passed 3 yes - 2 no (Carol Lovejoy, Jeff Schram). August 28, 2013.

d. Villa 1 Building alterations request for lanai – passed 5 yes.

e. Villa 38 building alterations request for shed and storm door – passed 5 yes.

f. Villa 23 building alterations request for storm door – passed 5 yes.

Motion to certify the above listed email votes by Pat Altyn, seconded by Jeff Schram. Approved unanimously.

g. Carol Lovejoy gave an update on the electrical panels. Was started in late August, 2013. Inspector due December 19 and 20, 2013.

h. Jeff Schram gave update on ball valve remediation. Association will pay for 9 ball valves and 4 handles for the villas. Friends Plumbing had the lowest bid at $1,829.12. After the villas are taken care of we will focus on the condos starting with A, B, C, D, & F after writing letters to the condo owners letting them know ball valves will be their expense.

i. Mary Currey gave a report on the storm drain repair which was completed in October, 2013 at $15,000.00.

j. Lou DeSantis gave an update on retention pond(s) and drainage. Quote from contractor was roughly $14,000.00 for both retention ponds. They would need to dig down 2-3 feet and install spillways in both.

7. Old Business.

No smoking on pool deck policy and assignment of designated smoking area at north patio of club house-action item. Legal opinion from our attorney was to provide a designated smoking area with chairs and signs. There is to be no smoking or use of any tobacco products on the pool deck, including e-cigarettes. Motion by Jeff Schram and seconded by Carol Lovejoy. Passed unanimously.

8. New Business

Retain Friends Plumbing-Ball Valve Remediation Project. Action item. Motion made by Jeff Schram to have Friends Plumbing install 9 ball valves and replace 4 handles in the villas and seconded by Carol Lovejoy. Passed unanimously.

Purchase 4 lounge chairs and 8 regular chairs in the amount of $1348.12 from Outdoor Furniture. Furniture will be delivered week of 1/6/14. Motion made by Jeff Schram, seconded by Carol Lovejoy. Passed unanimously.

Board will schedule workshops to develop deferred maintenance list.

Guidelines for Plants on Limited Common Elements and on Common Elements-owner purchase, owner maintain, is a work in progress.

Davin Martin will chair ad hoc committee for renewal of Ameritech contract, along with Steve Romano, Pat Altyn, and Jeff Schram.

Clara Demers will chair ad hoc committee for Aesthetics and Peggy Babst will o-chair along with the building committee. They will help owners with remodeling guidelines.

Pat Altyn motioned we allow up to $1,000.00 for tractor repairs. Seconded by Carol Lovejoy. Passed unanimously.

9. **Open Comments: Thank you to Alan McBurney and TJ Nagy for remodeling the club house kitchen. Thank you to club house renovation committee for all of their continuing hard work.**

   Suggestion to post agenda to website prior to meeting and replace monthly.

10. **Motion to adjourn meeting by Jeff Schram and seconded by Carol Lovejoy. Meeting adjourned at 7:23 p.m.**