

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Wednesday, February 20, 2013  
Clubhouse 6:30 PM

1. Call to Order: President Carol Lovejoy called the meeting to order at 6:30 PM. Present were: Pat Altyn, Mary Currey, Evelyn Lemin, Carol Lovejoy and Jeff Schram. Quorum was established. Also present was Pat Cracchiolo.
2. Motion by Evelyn Lemin, seconded by Mary Currey to approve the minutes of January 16, 2014. Approved unanimously.
3. President Carol Lovejoy reported that there is a Condo Board Certification Course scheduled for Saturday, March 2, 2013. She indicated that all board members are planning to attend, and invited any association members who might have an interest in running for the board to attend also.
4. Officer Reports: Carol Lovejoy thanked all board committees for the work they have been doing, and Evelyn Lemin and Mary Currey thanked those volunteers who participated in the process of recommending a new landscaping company.
5. Appointed Committee Reports:
  - a. Beautification/Grounds: Norm Demers summarized the work that has been done, especially raking and spreading wood chips. Having served on the committee to evaluate landscaping companies, he indicated that bids ranged from \$43,200 to \$65,000. He also recommended that the association begin using reclaimed water for watering of the grounds.
  - b. Buildings: Cliff Lemin recommended that electrical boxes be replaced and brought up to code as quickly as possible. He stressed the urgency of the issue, and explained that it is a real safety concern. He estimated the cost of each box to be about \$4000 and reported that we need 12 boxes. Bob Peretti indicated that there would not be enough money in the current expense budget to deal with this emergency, and suggested a special

assessment to be levied. Carol Lovejoy will put the topic on the March Board of Directors meeting.

- c. Documents: Carol Lovejoy reported that she has been in touch with Walter Cain concerning the interpretation of the documents concerning motorized scooters.
- d. Finance: Bob Peretti reported that the budget was underspent by \$12,000 largely because the insurance payment was paid out of last year's budget. He indicated that the association has not been receiving the agreed upon payment from the laundry company. Carol Lovejoy expressed dissatisfaction with the overall operation of the company and is in the process of evaluating of the laundry. Its overall operation will be a topic for the March meeting. Pat Cracchiolo also reported that the water bill is back to normal, and Pat Altyn indicated that she has sent documentation concerning the leaks to the town government.
- e. Parking Permit: David Basque distributed a packet explaining the work of the task force dealing with the permits. The association will provide tags for vehicles indicating owner, renter, daily visitor or permanent resident. David reported that the tags are needed because unauthorized vehicles have been parking, and outsiders have been fishing on the point.
- f. Marion Linkh reported that phone books are still available. She also encouraged residents to complete the required form which authorizes printing contact information in the phone book. Forms are available from Carol Lovejoy.
- g. Pool: David Martin reminded residents that the safety rope must be in place at all times when children are in the pool. He expressed thanks to Peggy Babst and Jeff and Mary Schram for attaching material to the pool cover, making it easier to move the cover.
- h. Recorder: Richard Linkh thanked David Martin for taking minutes for the December and January meetings.
- i. Security: Carol Lovejoy reported that a Toyota Four Runner which does not belong to a resident, has been parking on the property.
- j. Patrick, the maintenance man, has been working on sprinklers and has replaced many sprinkler heads in the villa and condo areas. The salinity of the water will be tested.

## 6. Volunteer Groups

- a. Communications: Carol Lovejoy reported that Carol Compton is doing well after surgery and is expected to be home early next week. Ken and Joanne Jones are also home after a number of health issues and Milton Demetriou is still in the hospital receiving rehabilitation therapy.
- b. Crime Watch: T.J. Nagy reported that the Crime Watch community picnic is scheduled for Saturday, March 9<sup>th</sup>.
- c. Project Clubhouse: David Basque has been working on evaluating the exercise room. There is a sign-up sheet in the room, and residents are asked to indicate how often they use the room and which machines they use. David also proposed the development of rules and regulations for the use of the exercise room and the sauna. These matters will be on the March meeting agenda.
- d. Social Activities: Sheila Basque will act as treasurer during the time that Carol Compton is recuperating. Sheila reported that the Pancake Breakfast (Feb 1), Spaghetti Dinner (Feb 9), Mediterranean Bistro (Feb 13), and Valentine's Day Record Hop (Feb 16) were great successes. Girls Night Out (Feb 19) had 46 people attending. Soup and Sunset is scheduled for Feb 22 and the High Tea for Feb 27. Upcoming events include Craig Park Kayak Run (March 1) and Howard Park Picnic (March 13).

## 7. Old Business

- a. Electrical Panels Research Update: Cliff Lemin repeated some of the same information he provided in the building committee report, and emphasized the need to replace the thirty-five year old electrical boxes. He also recommended expanding the amp service from 100 to 225. The topic will be included on the March board meeting agenda.
- b. Landscape Contract: Mary Currey summarized the extensive process the task force followed in interviewing six landscape contractors. They evaluated each using multiple criteria, and the task force, consisting of Norm Demers, Barbara Lerch, Jeff Schram and Mary Currey, walked the ten acres of Windrush property and reached a consensus to recommend Larose Landscaping. Motion by Mary Currey, seconded by Carol Lovejoy, to retain Larose Landscaping for one year at a fee of \$42,500 beginning thirty days after informing our present landscaper of termination of contract. Carried unanimously.

- c. Laundry Room Research Update: Carol Lovejoy reported that she had e-mailed a survey to residents inquiring how often each uses the laundry. She read aloud an e-mail by Dan Alexander, emphasizing the importance of the laundry room to property values. She expressed dissatisfaction with our present company. Carol will attempt to provide a survey for those residents who do not have e-mail. The topic will be placed on the board meeting agenda for March.
- d. Pest Control: Mary Currey reported that the association spends approximately \$2800 a year on pest control. She suspects that we are duplicating services provided by the pest control company, landscaping company, and our maintenance man. She expects that we may be able to reduce costs and avoid duplication of services. The issue needs to be studied, and she will be working with Patrick to bring a recommendation to the board.
- e. Water Shut-off Valves and Pipes Research: Jeff Schram described the condition of water pipes and shut-off valves throughout the complex and indicated that we have no maps showing the location of either pipes or shut-off valves. In order to work on water in one building, it is necessary to shut off the water throughout Windrush Bay. FAST of Florida has provided a quote to trace and map the main water line for \$1850. FAST is also capable of locating valves and attaching additional valves that will shut-off each building for a substantial additional cost. Motion by Jeff Schram, seconded by Carol Lovejoy, to retain FAST of Florida to trace and map our existing water lines at a cost not to exceed \$1850. Carried unanimously.
- f. Five Year Plan Task Force Appointments: Mary Currey announced the appointment of a task force to develop a five year strategic plan. Members of the task force are: Stan Altyn, Sheila Basque, Roger Engstrom, David Martin, Barbara Lerch, Mary Schram, Sally Romano, Jim Tallman and Bob Tannura. The task force will be chaired by Mary Currey and Evelyn Lemin. It will examine long range values of importance to the community, gather data and make reports and recommendations at public meetings. The group is divided into five sub groups: (1) demographics (2) infrastructure (3) recreation (4) security and safety and (5) buildings and grounds. It is anticipated that the first public meeting will be October 2013. A first draft of the five year plan will be presented in November for community input, and will be presented to the board in

December. By February 2014 the board will formally adopt the five year strategic plan.

8. New Business:

- a. Motion by Mary Currey, seconded by Pat Altyn, to approve the "Clubhouse Guidelines", dated February 18, 2013. Carried unanimously.
- b. Motion by Carol Lovejoy, seconded by Mary Currey, to approve the request of the owners of Condo 418 to replace the lanai windows with Bronze aluminum in the identical dimensions as the ones to be replaced. Passed unanimously.
- c. Motion by Pat Altyn, seconded by Evelyn Lemin, to approve the request of the owners of Villa 33 to extend the existing lanai. Passed unanimously.
- d. Kayak Storage Rack: Jeff Schram summarized the need for a kayak storage rack on the property to accommodate the needs of an increasing number of residents who kayak regularly. As a first step, he recommended that a committee be established to determine the number of residents interested in a kayak rack and to recommend an appropriate location. Motion by Jeff Schram, seconded by Carol Lovejoy, to authorize a volunteer committee to study the need for a kayak rack and consider appropriate locations and submit a report to the board. Passed unanimously.
- e. Carol Lovejoy reported on ways for Windrush Bay residents to help the Tarpon Springs community, especially with the Peace Flags Project (April 5 – April 8) and the Shepherd Center. She indicated that donations made at Soup and Sunset on February 22 will be given to the Shepherd Center.
- f. Verizon FIOS: Carol Lovejoy appointed Bob Peretti and Cliff Lemin to examine the possibility of Verizon providing fiber optic capability, located in utility sheds. Bob Peretti will meet with Verizon and determine what the company is willing to do.

9. Adjournment: Motion by Mary Currey, seconded by Carol Lovejoy, to adjourn the meeting. Passed unanimously, and the meeting adjourned at 8:19 PM.