

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Wednesday, March 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 Jeffrey Schram. Quorum was established. Also present were: Lou De Santis and Pat Cracchiolo, property managers.
2. Approval of the Board Meeting Minutes of February 20, 2013, Motion by Mary Currey, seconded by Pat Altyn, to approve the minutes of February 20 2013. Carol Lovejoy noted that in the report of the Sprinkler Committee, the salinity of the water will be tested but had not been tested yet as stated in the minutes. Approved unanimously.
3. Officers Reports: No officers offered reports, stating that items would be covered later in the agenda. Carol Lovejoy thanked committees and other board members for doing additional tasks while she was sick.
4. Appointed Committee Reports:
 - a. Beautification Committee; Barbara Lerch reported that the entrance way along Windrush Bay Drive has been raked. Vines around trees behind Building H had been cut. The committee is waiting for Laurose Landscaping to begin before undertaking more extensive projects.
 - b. Building Committee: Cliff Lemin reported that F&S has done work in units 418 and 18. The roof on Unit 23 is sound, but the problem exists within the lanai roof which is not the responsibility of the association.
 - c. Documents Committee: Carol Lovejoy has been in contact with Chairperson, Walter Cain, who has helped in interpreting several documents.
 - d. Finance Committee: Bob Peretti reported that during the month of February the budget was underspent by about \$1600. Insurance had been paid earlier, and our monthly insurance premium is about \$1500

per month less that budget. The insurance costs increased by only three percent rather than the ten percent that had been budgeted. There is at present only one delinquency in the amount of \$5700, but that unit owner is paying it off. In addition, the association will receive a \$6700 credit toward the water bill from the City of Tarpon Springs. Overall, Mr. Peretti considers the budget fiscally sound.

- e. Carol Lovejoy reported that there is only one phone book left.
- f. Pool Committee: David Martin reported that the pool has been used a great deal, and residents have been conscientious about covering the pool at night. In addition, the pool heater has been repaired.
- g. Security: Carol Lovejoy indicated that in addition to 911, a Tarpon Springs emergency number is 937-6151 and a non-emergency number is 938-2849. Carol will have these numbers put in the phone book for next year.
- h. Sprinkler Committee: Carol Lovejoy reported that Patrick had to replace a sprinkler which was broken by a contractor. She asked that residents not park on grass next to the dumpster opposite O building since there are sprinklers there.

5. Volunteer Groups:

- a. Crimewatch Representative: T.J. Nagy reported that the Crimewatch picnic was a success.
- b. Project Clubhouse: Clara Demers reported that blinds in the office have been replaced, and a contractor has looked at the countertop in the kitchen and will provide an estimate for its replacement.
- c. Social Activities: Cindy Cupisz e-mailed Carol Lovejoy indicating that committee has met and planned activities for next year. In addition to the usual type of activities, the committee will attempt to schedule bus trips and boat tours. The Farewell Breakfast is scheduled for Saturday, March 23, and a kayak run is scheduled for March 28.

6. Old Business:

- a. Condo 609 Repair Request Update: A City Building Inspector will have to inspect the unit. The lanai was glass enclosed, and sliding doors from the living room to the lanai were removed many years ago before the current owner purchased the condo. The glass on the lanai broke as a result of a structural failure. However, the glass is not permitted by association rules, and repairs must be consistent with current building codes. Further study is needed before the Board decides how to proceed.
- b. Electrical Panels Task Force Recommendation: Three estimates were received, and the most competitive estimate was received from Sunshine Electric of Pinellas, Inc. Motion by Pat Altyn, seconded by Evelyn Lemin, to authorize Sunshine Electric of Pinellas, Inc. to replace meter centers with all new equipment as per estimate dated 2-28-13 at a cost not to exceed \$45,000. Passed unanimously. A special assessment will be necessary and will be discussed at the April meeting. AmeriTech will draft a letter which will be sent to unit owners after board review.
- c. Kayak Task Force Update: Jeff Schram summarized activities of the task force to date. He recognizes that a $\frac{3}{4}$ vote of membership will be necessary and acknowledged that the planning is in its initial stage. At present the task force is looking at the rear of the shop along the three foot high wind wall as a possible location. He also indicated that the rack would not increase the insurance costs of the association. Mr. Schram also reported a need for additional recreation opportunities on the property such as shuffle board and bocci.
- d. Landscaper Contract Task Force: Mary Currey reported that Laurose is scheduled to begin work at Windrush Bay on April 2. She wants AmeriTech to take over the management of the landscaping company. Mary recommends that the board rely on the expertise of Laurose and the management of AmeriTech
- e. Laundry Room Research Update: Carol Lovejoy stated the belief that there is a consensus that a laundry room is needed and has asked for three estimates to update the laundry room. She also indicated that the

present company paid \$650 this month. This is the first payment that has been received since the arrangement was made last year.

- f. Parking Permit Committee: David Basque summarized the committee's work, and a discussion ensued. Carol Lovejoy will put the plan on the agenda for discussion at the April Meeting, and a formal vote will be taken at the annual meeting in the fall.
- g. Pest Control/Fertilizer Contract Review Update: On March 26, Cliff Lemin, Bob Peretti and Mary Currey will walk the grounds with AmeriTech and identify shrubs and other vegetation that are located too close to buildings thus causing potential termite problems.
- h. Verizon Task Force: Bob Peretti reported that he has been in contact with Verizon and was told that Verizon would be unable to wire Windrush Bay this year since the cost to them would be approximately \$50,000, an amount that has not been budgeted. Mr. Peretti asked AmeriTech to contact Verizon in October and request that Verizon budget for wiring Windrush Bay.
- i. Water Shut Off Valves: FAST has been unable to schedule a visit, but on Thursday, 3/21 and Friday, 3/22 Jeff Schram will walk the property with two representatives from FAST in an effort to locate the water lines.
- j. Five Year Plan Task Force: Mary Currey reported that the task force has been meeting, received input from the association members, and has broken into five sub committees (demographics, infrastructure, recreation, security and safety of buildings and grounds) which have met. A general meeting is scheduled for April 2.

7. New Business:

- a. Exercise Room/Sauna Guidelines: Carol Lovejoy thanked David Basque for the work he and his committee have done in improving the exercise room and recommending guidelines for use of the exercise room and sauna. Motion by Evelyn Lemin, seconded by Mary Currey to approve the exercise room/Sauna Guidelines. Passed unanimously.
- b. Mangroves and Drainage: Carol Lovejoy reported that when asked about cutting or removing mangroves, the City indicated that it is the

County's jurisdiction, and the County said it is the city's jurisdiction. She has asked for an arborist to look at the situation and make recommendations.

- c. Reclaimed Water Use: The new landscaping company recommends the use of reclaimed water which will enable watering twice a week. There is, however, a difference in water pressure between reclaimed water and regular. Patrick will monitor water pressure and make adjustments in sprinkler heads if necessary.

8. Open Discussion:

--Carol Lovejoy discussed the car wash area and recommended taking down the sign. Apparently some nonresidents have been using the car wash.

--Bob Peretti discussed flood insurance for the villas and indicated that at a cost of \$349 per villa the association could get \$150,000 worth of insurance. Bob will discuss insurance with the board after the meeting.

--David Basque suggested that as part of a five year plan a no smoking policy in the pool area should be put into effect.

--Bob Peretti spoke about the condition of the driveways and recommended addressing the issue soon since the one year warranty will expire in May. The AmeriTech representative said they would find out the cost of retaining a structural engineer but would also ask another paving company to evaluate the work that was done and make recommendations.

9. Adjournment: Motion by Mary Currey, seconded by Jeff Schram to adjourn. Passed unanimously. Meeting adjourned at 8:09 PM.