

Windrush Bay Condominium Association, Inc.
Annual Meeting
Tuesday, November 12, 2013
Clubhouse

Louis DeSantis, Community Association Manager, called the meeting to order at 6:40 PM.

1. Mr. DeSantis certified proxies and established a quorum indicating that 72 owners were represented.
2. Proof of notice was established.
3. Board candidates each indicated that he/she had read and agreed to abide by Association documents.
4. Since there was no contested election, five board members (Pat Altyn, Mary Currey, Evelyn Lemin, Carol Lovejoy and Jeff Schram) took their seats.
5. Walter Cain made a motion, seconded by Ken Jones to waive minutes of the Annual Meeting for 2012. Motion passed unanimously.
6. Directors Reports:
Jeff Schram discussed the budget and explained the primary reason for the increase in association fees. Flood insurance costs have increased about 25%. Jeff informed the membership of a meeting scheduled for Nov 13, 2013 at which insurance consultants will be present. All members were invited. Jeff also indicated that for the next three years, \$8,000 will be set aside for maintenance.
7. Committee Reports
 - a. Five Year Plan Task Force: Mary Currey listed the nine members of the task force and explained that during three meetings the task force considered the strengths, weaknesses, opportunities and threats to Windrush Bay. The task force has divided into sub-committees. Mary has developed an extensive report which will appear on the website. The intent of the task force is to increase community input and openness and create a shared vision for Windrush Bay. The task force will begin meeting again in January.
 - b. Ameri-Tech Contract Negotiating Task Force: Carol Lovejoy explained that the board has had concerns about Ameri-Tech's performance and has been working with Ameri-Tech on a month to month basis. Since Louis DeSantis' arrival, the

board has seen a marked improvement and will engage in negotiations with Ameri-Tech for a more extended contract.

- c. Beautification: Barbara Lerch reported that the committee meets every Wednesday morning at 9 AM to work on the grounds. The committee will work closely with the landscaping company.
- d. Buildings: Cliff Lemin indicated that he is in the process of reviewing the work that was done over the summer.
- e. Documents: Walter Cain reported that the board has not requested document revision, but he has been available to board members for consultation concerning association documents.
- f. Electrical Panels: The electrical panels of twelve buildings have been completed but still need to be inspected. Panel boxes have been taped until inspection is completed.
- g. Kayak Task Force: Jeff Schram reported that the Kayak Task Force continues to study possibilities for a storage area on the property.
- h. Phone Book: Marion Linkh reported that she has begun working on the 2014 Phone Book and asked that she be sent any revisions. She reminded members that they must complete a "Consent for Association to Publish Personal Information" form for any additions or changes to their contact information in the phone book. She and Carol Lovejoy have copies of the form.
- i. Pool Committee: David Martin reminded members that the last person to use the pool in the afternoon should cover the pool before leaving.
- j. Security Committee: Carol Lovejoy reported that young people have been fishing at the point and reminded members that if anyone sees unauthorized persons on the property, they should get the person's license plate number.
- k. Sprinkler Committee: Carol Lovejoy asked for volunteers to serve on the Sprinkler Committee.
- l. Water Shut-Off valves Task Force: Jeff Schram reported that FAST energy company has identified the location of water mains going to each building. Each condo owner should have ball valves installed on the water line coming into their unit. The association is in the process of installing ball valves on the outside of each villa.
- m. Crime Watch; T.J. Nagy reported that he has been attending Crime Watch meetings. There will be a picnic in March, and in December, Crime Watch would like help wrapping holiday presents.

- n. Project Clubhouse: Carol Lovejoy reported on the kitchen renovations completed over the summer.
- o. Social Committee: Sheila Basque reported that the pot luck supper on Nov. 8th was very successful with over fifty people participating. The Coffee Klatch will be held this Saturday morning, Nov. 16.

8. Open Forum:

Walter Cain emphasized that regulations regarding plantings in common areas should be followed. At present, in some buildings bushes are actually growing into the buildings. Mary Currey added that the landscaping company is following specifications developed by the board for shaping trees and bushes.

- 9. Adjournment: Walter Cain made a motion to adjourn, seconded by Cliff Lemin. Meeting adjourned at 7:10 PM