

Windrush Bay Condominium Association, Inc  
Board of Directors Meeting  
Tuesday August 19, 2014  
Clubhouse 9:00 AM

1. Call to Order: President Mary Currey called the meeting to order at 9:00 AM. Present were Mary Currey and Pat Altyn. Jeff Schram was present by speaker phone. Quorum was established. Also present was Louis DeSantis, Community Association Manager
2. President Mary Currey welcomed members.
3. Minutes from the May 21, 2014 meeting approved.
4. Minutes from the August 13, 2014 budget workshop approved.
5. Community Manager report. Vendors Night Owl and Infinite are going to evaluate the irrigation system for revamping. Roof leaks were reported by 422 and 426. The roof will be analyzed for repairs. A full evaluation of another insurance company must be purchased by the association to meet the requirements of the National Flood Insurance Program.
6. Report of Standing Committee:
  - A. Finance: No report
7. Report of Special Work Groups:
  - A. Aesthetics: Peggy Babst reported that a letter was sent to the Board for permission to paint the east entrance to the clubhouse, in the colors selected by the committee. This will give the owners a true view of the colors chosen to update and beautify Windrush Bay.
8. Unfinished Business
  - A. Detention Pond Update. Mary Currey reported that the project was completed and that Total Restoration had completed their job, and that a balance of \$1350 was due and that this final amount represented a reduction of \$150 from the previous amount.
9. New Business:

President Currey read the email votes aloud as stated in the agenda.

Certification of approval by e-mail votes for the association to contract with Total Restoration, Inc. to remediate the two detention ponds in the amount of \$20,200. Unanimous.

Certification of approval of storm door for Villa 16 – unanimous

Certification of denial of request for electrical box repair for villa 20 – unanimous.

Pat Altyn moved to pay balance due on restoration of detention pond. Seconded by Jeff Schram. Motion carried.

Pat Altyn moved and Jeff Schram seconded the motion to approve the Aesthetics Committee written request to paint the east entrance area of the club house in the proposed new colors for our condominiums. Motion carried.

10. Announcements:

Meetings will be changed to the 3<sup>rd</sup> Thursday of the month with the exception of the membership meeting which will be held on the 2<sup>nd</sup> Tuesday, November 11, 2014.

11. Open Forum: No questions

Pat Altyn made a motion to adjourn the meeting, 2<sup>nd</sup> by Mary Currey.

Meeting adjourned at 9:30 AM