

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, February 19, 2015
Clubhouse 6:30 PM

1. Call to Order: Board President Mary Currey called the meeting to order at 6:30 PM. Present were Pat Altyn, Mary Currey, Evelyn Lemin, Carol Lovejoy and Jeff Schram. Also present was Louis DeSantis.
2. Quorum was established.
3. Motion by Jeff Schram, seconded by Pat Altyn, to approve the minutes of the Board of Directors meeting of January 15, 2015. Carried unanimously.
4. Report of Ameri-Tech Community Association Manager:
Louis DeSantis reported that proposals for building repairs to be completed prior to painting have been sent to four contractors. The board will receive quotes in March. Mr. DeSantis also received specifications for painting provided by Valspar. The specifications will be provided to other contractors. After the proposals are received, the Board will review them.
5. Standing Committee Reports:
 - A. Finance Committee: Tom McFarland reported that the month ending January 31, 2015 ended with a positive of \$1,679. Income and expenses for the month are on target.
 - B. Buildings Committee: Bob Hutchinson reviewed procedures for building repairs and painting. He complimented Louis DeSantis for his work.
 - C. Pool Committee: David Martin reported that the pool will be closed from April 20 to May 18 for repairs. He also stated that

the pool heater needs replacement. Jeff Schram added that the board is considering a more energy efficient heat pump system.

D. Landscape Committee: Mary Schram reported that the work around the condos has been completed, and they are ready for painting. The committee will move on to the villas. The committee meets every Tuesday morning at 9:00 in front of the shop. All are invited to participate.

6. Other Committee Reports:

A. Color Change Committee: Marion Linkh reported that the committee has focused on informing members about the vote, encouraging them to look at the clubhouse entrances, which are painted the proposed colors, and ensuring that everyone receives voting and proxy materials in the mail. Mary Towse has put a poster on the bulletin boards to remind owners that if they did not receive their voting and proxy materials, they should contact Marion Linkh, Judy Sutherland or Sheila Basque.

B. Paint Vendor Selection Committee: Walter Babst reported that he has met with one painter and will evaluate all three proposals when they are received. He is planning to visit recent painting projects that they have completed.

7. Volunteer Group Reports:

A. Social Activities: Trudy Neal read the report prepared by Cindy Cupisz and Sheila Basque. Bingo and Card Night, Welcome Back Cocktails, Pizza Night and the Pancake Breakfast were all well attended and successful. Upcoming events include: Soup and Sunset (Feb 27), Day at the Races (Mar 4), Potluck Pool Party (Mar 21), and Farewell Breakfast (Mar 26). The group meeting will be held Wed, March 11 at 10 am to plan next year's social calendar.

B. Crime Watch: Carol Lovejoy reminded members that the Crime Watch newsletter has a link from the Windrush Bay

website. The Crime Watch picnic is scheduled for March 7th and all are invited. If anyone reports issues to the police department, please let Carol or T.J. Nagy know, and they will follow up with the police.

8. Unfinished Business: Mary provided an update on conversations with Windrush Bay North's Board regarding the use of shared common elements. Motion by Jeff Schram, seconded by Pat Altyn, that the board approve discussion with Windrush North regarding a joint project facilitating kayak storage and a launch area. Motion carried 4 to 1, with Carol Lovejoy voting no.
9. New Business:
 - A Mary Currey indicated that the board was considering the purchase of a defibrillator kit for the clubhouse.
 - B. Mary reminded residents the phone in the clubhouse is to be used for 911 calls.
 - C. Jeff Schram reported that 129 of the 139 units have ball valves. Four more are scheduled to have them installed on March 13 between 9 and 12AM .
 - D. New signs will be purchased to replace those that have been damaged.
10. Adjournment: Motion by Jeff Schram, seconded by Evelyn Lemin, to adjourn the meeting. Carried unanimously and meeting adjourned at 7:19 PM.