

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

1. Call to Order: Board President Carol Lovejoy called the meeting to order at 6:30 PM. Present were Pat Altyn, Bob Hutchinson, and Judy Sutherland. Also present was Louis DeSantis Community Association Manager.
2. Quorum was established.
3. Motion by Judy Sutherland, seconded by Pat Altyn, to approve the minutes of the Board meeting of January 19, 2017 and Board Workshop meetings of January 24, January 31, February 7 and February 14, 2017. Carried unanimously.
4. Report of AmeriTech Community Manager: Louis DeSantis reported that Innovative Roofing has completed repairs on Buildings O and L and on Villa 23. He also indicated that the Association is in good standing regarding collection of fees, although three units will be sent letters. Lou also described proposals for installation of a concrete sidewalk from Allegiance Development and San Swinton. Finally, he provided the Board with information regarding a potential special assessment for the operating budget shortfall.
5. Committee Reports
  - A. Buildings: Bob Hutchinson explained that Villa 23 has taken the satellite dish from the roof. He elaborated on

bids for the installation of the concrete sidewalk near the clubhouse and recommended that the Board contract with Sam Swinton, Sr. Motion by Bob Hutchinson, seconded by Pat Altyn, that the Board accept the proposal from Swan Swinton, Sr. to dig, prepare and install portcal concrete driveway with 3000PSI concrete fiber mesh at 6” thick at a cost of \$1750. Carried unanimously.

- B. Finance Committee: Jeff Schram reported that for the month of January the variance for total operating expenses was \$214.17. However, for fiscal year 2016, the budget shortfall was in excess of \$35,000. The Board will discuss this shortfall under New Business along with the possibility of a special assessment.
- C. Landscaping Committee: Barbara Lerch reported that the committee has received anonymous contributions and is in the process of purchasing plants. The committee has also cut down several invasive species. Mary Schram stated that the committee meets every Tuesday morning at 9:00 and desperately needs more volunteers. The priority of the committee is the entrance at North Florida Avenue.
- D. Carol Lovejoy announced that she has sixteen phone books left which are available for \$1.00 at Condo 607.
- E. Pool: David Martin stressed the importance of covering the pool in the evening especially during cold weather. Jeff Schram is investigating the repair of the roller. A

welding repair would permit the continued use of the same shaft.

6. Volunteer Groups:

- A. Social Activities: On-going activities, such as Bingo, Grilling, Mah Jongg, and Texas Hold-Em continue to be well attended. Pizza Night, Dance the Night Away and Girls Night Out were successful. Girls Night is scheduled for February 22, and Soup and Sunset is scheduled for February 24. The social committee will meet next month to schedule events for next year.
- B. Crime Watch: Carol Lovejoy reported that there was a good turnout on Tuesday evening to hear Officer Ulrich's presentation. He will do another presentation on identity fraud in the near future. The Crime Watch picnic will be held on a Saturday in March.

7. Unfinished Business:

- A. Dock Update: Jeff Schram reported that the dock has been removed and will not be replaced until the seawall is addressed.
- B. Seawall: Windrush North will have a meeting of the Master Board at which the seawall will be the primary topic for discussion. There is some disagreement among the various boards at Windrush North, and some litigation is involved. It is hoped that the Windrush North issues will be resolved shortly.
- C. Amendments Proposals: Proposed amendments are being discussed on Tuesday morning workshop meetings by

the Board. The Board will be having a Town Hall meeting on March 15 at 7 PM. Association members will have an opportunity to speak about the amendments.

D. Sloped Sidewalk across grass for H Building: Carl Lovejoy will contact Joan Hoffman and Trudy Neal, and they will discuss the issues with Barbara Lerch to finalize the plans.

E. Rodent Bait Boxes: Louis DeSantis has sent a certified letter to Green Tech terminating services regarding the rodent bait boxes.

F. Pool Room Floor Update: Bob Hutchinson and Patrick Dorch have removed the old floor and have selected tiles. The question of a Pool table has not been finalized, but the association is attempting to find a used one at a reasonable price.

## 8. New Business:

A. Motion by Carol Lovejoy, seconded by Bob Hutchinson, to permit Villa 23 to install a satellite dish on the limited common area (shed roof). Carried unanimously.

B. Motion by Bob Hutchinson, seconded by Pat Altyn, to authorize Unit 647 to modify the kitchen ceiling, provide kitchen exhaust duct to outside air and provide 220 volt kitchen wiring shielded behind the wall with the work being completed by licensed contractor Chris Pasco. Carried unanimously.

C. Special Assessment: Motion by Carl Lovejoy, seconded by Pat Altyn, to authorize AmeriTech to send out information concerning a proposed special assessment to address the 2016 budget shortfall to be discussed and voted upon at a special board meeting on March 7. Carried unanimously.

9. Motion by Bob Hutchinson, seconded by Pat Altyn, to adjourn the meeting. Carried unanimously, and the meeting adjourned at 8:09 PM.