

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Wednesday, January 18, 2012  
Clubhouse 6:30 PM

- Call to Order: President Carol Lovejoy called the meeting to order at 6:30 PM. Present were Evelyn Lemin, Pat Altyn, Ray Soares, Walter Babst, and Carol Lovejoy. Quorum was established. Also present was Tom Priester representing Ameri-Tech.
- Motion by Ray Soares, seconded by Evelyn Lemin, to approve the minutes of April 12, 2011, November 8, 2011 and December 12, 2011. Carried unanimously.
- Officer Reports: Carol Lovejoy and Evelyn Lemin summarized recent directions of the board and thanked the various committees for functioning so effectively. Treasurer Pat Altyn indicated that Fiscal Year 2011 ended with a slight deficit which Bob Peretti will address in his Financial Report.
- Committee Reports:
  - Beautification: Norm Demers summarized the work of the committee's plantings at Building M and Building E. He noted that several Norfolk pine trees will need to be removed since their root systems are damaging building foundations. Norm reminded the membership that the beautification committee works every Wednesday morning at 9:00 and encouraged members to become involved.
  - Buildings: Cliff Lemin reported that there are a number of stairway and gutter issues which F and S Construction will be addressing. The committee, consisting of Walter Cain and Skip DiMario, has been inspecting the buildings and identifying items in need of repair.
  - Documents: Walter Cain reported that during the spring of 2011 committee members reviewed rules and regulations and examined board meeting minutes since 2000 to identify board approved changes to the documents. These changes have been incorporated into the documents and will be discussed later in the meeting and discussed and voted upon at the February meeting. Walter emphasized that the committee made no changes, but simply identified areas where the Board of Directors made changes.
  - Finance: Bob Peretti reported that the 2011 Fiscal Year came in \$5800 to the negative. Approximately \$3600 of this amount was due to uncollected maintenance fees. Approximately \$2200 was overspent. Some accounts had surpluses; others had deficits. Water and sewage was overspent by \$4500, and salaries were overspent by about \$5000. Insurance, however, came in about \$3600 below budget. Underspent accounts totaled \$23,000 while overspent amounts totaled a

little over \$25,000. Bob indicated that at the moment we have \$28,000 in prior year surplus but that surplus was used to supplement this year's budget. He advised caution as we proceed with maintenance projects during the current year.

- Pool: David Martin reported that the pool cover was lifted off the reel during a windstorm. It will be necessary to replace the reel.
- Security: Walter Babst reported no issues other than a pickup truck that was parked for part of the evening.
- Social Committee: Girls Night Out was a success with thirty-five women attending. The Omelet Breakfast had about fifty attendees.
- Phone Books: Members were reminded to alert Marion Linkh of any changes which need to be incorporated.
- Sprinklers: Russ Granger reported that sprinklers are in good working order. Any sprinkler water that is hitting buildings should be reported to him or Patrick.
- Website: Pat Altyn reported that the updated rules and regulations were put on the website in November.

- Old Business: Proposed revisions of Rules and Regulations

Walter Cain elaborated on the process that he had described in his report of the documents committee. Discussion ensued concerning time changes for use of the laundry room and the 10:00 curfew for walking out to the Gulf Point. The rules and regulations will be discussed at the February Board of Directors meeting and voted upon. Tom Priester indicated that at least two weeks prior to the meeting a copy of the revised rules and regulations will be sent to each unit owner. In the meantime they are available for review on the website.

- New Business:

Motion by Pat Altyn, seconded by Carol Lovejoy, to clarify board guidelines for screen doors, limiting colors for condos to white or bronze and limiting colors for villas to bronze or almond. Motion passed three to two with Carol Lovejoy, Pat Altyn and Evelyn Lemin voting in favor and Walter Babst and Ray Suares opposed.

Motion by Carol Lovejoy, seconded by Pat Altyn, to authorize the owner of Villa 6 to plant sod in a designated area at no cost to the Association. Motion passed with Pat Altyn, Walter Babst, Carol Lovejoy, and Evelyn Lemin voting in favor and Ray Suares opposed.

Motion by Carol Lovejoy, seconded by Pat Altyn, to authorize the owner of Villa 17 to install an almond screen door similar to those of villas 34, 38 and 39 . Discussion ensued and further clarification was needed. Motion to table, pending

further clarification and recommendation by the building committee was made by Carol Lovejoy and seconded by Pat Altyn. Carried unanimously.

Motion by Carol Lovejoy, seconded by Walter Babst, to authorize owners of Condo 607 to install a bronze screen door. Carried unanimously.

Discussion of Application Fees:

In 2010 the Board of Directors increased the application fee for renters and purchasers from \$50 to \$100. The increase was due to the increased cost of processing the fees. Bob Peretti maintained that the fees are excessive, and last year \$1700 in fees were charged, but the expenses for application were \$550. The Board asked Tom Priester to research the issue and report to the Board at its February meeting. The topic of fees will be an agenda item at the next meeting.

Adjournment:

Having no further business to discuss, Evelyn Lemin made a motion to adjourn, seconded by Ray Soares. Carried unanimously, and the meeting adjourned at 7:40 PM.