

Windrush Bay Condominium Association, Inc.

Board of Directors Meeting

Wednesday, April 18, 2012

WBCA Clubhouse

Call to Order: President Carol Lovejoy called the meeting to order at 6:30 p.m. Present were: Pat Altyn, Walter Babst, Carol Lovejoy, Evelyn Lemin and Ray Soares. A quorum was established. Also present was Tom Priester, representing Ameri-Tech.

Motion was made by Pat Altyn, seconded by Evelyn Lemin to approve the minutes of the February 15, 2012 minutes with the correction on page 3 regarding the termite warrantee to be changed to 5 years instead of 10 year. All approved.

Officer Reports:

Carol Lovejoy said it has been a busy month with various meetings.

Committee Reports:

Beautification - Barbara Lerch reported that mulch had recently been spread next to the laundry room and new flowers had been planted in our entryway sign area. Carol Lovejoy would like a list of the locations of any plants that need particular watering during the summer.

Building - Cliff Lemin said we are caught up with building repairs except for a potential problem in Unit #656. F&S may need to remove a window to evaluate the issue. Thanks to Walt Cain and Skip DiMario for their help this year.

Documents – nothing to report

Finance – Bob Peretti said we are \$9,000 underspent YTD. Flood insurance financing payment was renegotiated and will save us about \$10,000 in 2012 expenses. Over budget items such as water, sewer and trash will probably even out during the summer months as there will be less usage. Delinquencies are holding steady. The entire monthly rental fee from our largest delinquent owner's tenant has started to be paid directly to the association as of April.

Library – nothing to report

Parking – David Basque has done research on parking permits and will present the information at the fall meeting.

Pool – Dave Martin said all is well with the pool.

Security – nothing to report

Social – Sheila Basque said it looks like a wonderful calendar for next year’s social events. www.windrushbaysocialactivities.com has photos of previous activities. Clara Demers is leading “Project Clubhouse” to renovate and upgrade the clubhouse. This will include the bathrooms, window treatments, inside painting, furniture replacement and a wish list flat screen TV. They will work on the easiest fixes first. Carol Compton showed a sample of the window tinting and sun screen which should help with energy costs. We plan 50/50 raffles starting in October to help raise money. Volunteers for painting are needed.

Sprinkler – Russ Granger said all is well. Patrick fixed a valve problem.

Internet Information–

The association’s main website address is www.windrushbay.org with a User Name of residents and a Password of paradise.

The association’s social activities website address is www.windrushbaysocialactivities.com

We now have secured the clubhouse internet wifi connection. The name is WBCA1 or WBCA2 with a Password of paradise.

Evelyn Lemin wanted to thank all committee members for their service this year.

Old Business:

A motion to ratify the approval of a reduced paving contract was made by Evelyn and seconded by Pat Altyn. A discussion followed regarding whether to pave the entire complex or to limit the parking lots for A, B and C buildings and G, H, J, K, L and N buildings to resealing. The cost to do the reduced paving is \$126,833.33. This would leave \$10,000 to put in paving reserves. A committee of Roger Engstrom, Carol Lovejoy and the paver thought sealing those parking lots would be acceptable. Others thought a complete repaving should be done. Another proposal for repaving all except for the small parking lot near A building would cost \$136,833.33. Carol will request a third proposal for repaving all areas and ask the paver to provide the life expectancy of paving vs. resealing and any maintenance required to attain that lifetime. It was decided to table the original motion until we get more information from the paver. The board will meet next week to determine the final resolution. The paving is still on schedule to begin on May 15.

A motion to ratify the approval of the new trash pickup schedule was made by Evelyn Lemin and seconded by Pat Altyn. All approved.

A motion to ratify the renewal/refinancing of the flood insurance was made by Evelyn Lemin and seconded by Pat Altyn. All approved.

A motion was made by Pat Altyn and seconded by Evelyn Lemin to ratify holding the 2013 Budget meeting on Tuesday, November 13, 2012 at 5:30 pm. This will save some money

because it will be held immediately prior to the annual member's meeting and the mailings and proxies for both meetings will be combined. Tom Priester agreed that there would be sufficient time for Ameritech to prepare and mail the 2013 Monthly Fee Coupon Booklets. All approved.

A motion was made by Pat Altyn and seconded by Evelyn Lemin to ratify the approval of Niurka Fernandez Asmer from Fernandez Florida Law at 4803 S. Himes Avenue, Tampa, Florida as our new attorney. We were looking for someone more aggressive and with a quicker response time. Two attorneys were interviewed. All approved.

New Business:

A motion was made by Pat Altyn and seconded by Evelyn Lemin to approve a request to install patio pavers by Unit 419. All approved.

A motion to adjourn was made by Ray Soares and was seconded by Evelyn Lemin. The meeting was adjourned at 7:35 p.m.

Submitted by Priscilla Peretti