

Windrush Bay Condominium Association, Inc.

Board of Directors Meeting

Wednesday, February 15, 2012

Clubhouse 6:30 PM

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

- Motion by Pat Altyn, seconded by Ray Soares to approve the minutes of January 18, 2012. Pat Altyn asked that minutes summarizing Pool Committee report be amended to remove "It will be necessary to replace the reel and cover." Revised minutes were approved unanimously.

- Officer Reports:

Carol Lovejoy indicated that the most effective way to communicate with her was by use of e-mail and also encouraged members to visit the Association's web site.

- Committee Reports:

- Beautification: Norm Demers reported that the committee meets every Wednesday morning at 9:00 and is continuing to plant. He asked that residents help by watering new plants.

- Buildings: Walter Cain summarized recent repairs completed by F & S Construction. Roofs have been patched, stucco replaced and stairways and lanais repaired. He noted that so far this year F & S has accrued more than 142 billable hours, and expenditures are approaching \$15,000 at this point.

- Documents: Walter Cain thanked members of the committee for the work they have done during the past year. The committee examined board meeting minutes since 2000 and identified board approved changes to the documents. At this point the project has been completed, and the board will vote on the revisions later in the meeting under old business.

- Finance: Bob Peretti reported that although the finance report indicates a \$16,000 prior year surplus, that figure is deceptive inasmuch as the 2012 budget calls for \$26,000 to be taken from the prior year surplus. He advised that extremely frugal budget

management will be needed this year. Bob also reported that during the calendar year from January 2011 to January 2012, delinquencies decreased by approximately \$3600.

- Directory: Marion Linkh had submitted a written statement which was read by Richard Linkh. To date about 100 directories have been sold. There are still some books available and can be purchased by contacting Marion Linkh, Carol Lovejoy or TJ Nagy.

- Pool: David Martin reminded members that no food or drink are permitted in the pool area. He reported that a piece of broken glass was found by the end of the pool and asked that residents remind their guests of the association's rules and regulations. David also thanked Walter Babst and Roger Engstrom for fixing the pool reel and indicated that the pool cover will likely need replacement in the near future. Finally David explained that the chemical treatment that has been applied has not been effective and a more intense treatment is necessary. The treatment must be done in cool weather and may require that the pool be closed for a week. The work will be done from March 5 to March 14. Ray Suares noted that the cost for heating the pool has been very reasonable during December and January.

- Security: Skip DiMario reported that with the exception of a motorcycle and a small trailer parking, there have been no violations. When a violation occurs, Skip puts a note on the windshield of the vehicle.

- Sprinklers: Russ Granger asked that he be notified of any problems with sprinklers. He also indicated that he can run the sprinklers in specific areas if he is notified about new plantings.

- Old Business:

Motion by Pat Altyn, seconded by Ray Suares, to approve the revised "Rules and Regulations" of the Condominium Association" with the addition of the words "motor bikes, motor scooters and mopeds" after the word "campers" in paragraph 1 under "Parking and Driving" on page 8. After comments by Bob Peretti and Walter Cain, Walter Babst moved, with a second by Pat Altyn, to amend the motion by striking the words "A \$100.00 fee" from paragraph 11 on page 3 and substitute the words "a fee set by the board". The amendment carried unanimously. The entire motion carried unanimously.

Motion by Walter Babst, seconded by Ray Suares, to set the application fee for processing rentals of units at \$100.00. Carried unanimously.

Motion by Pat Altyn, seconded by Walter Babst, to publicly ratify the action of the board in accepting the bid to cut down Norfolk pines. Carried unanimously.

Motion by Pat Altyn, seconded by Walter Babst, to publicly reaffirm the board's action to authorize the owner of Villa 17 to install an almond screen storm door similar to villas 34, 38 and 39. The motion had been postponed at the meeting of January 18, 2012 pending further clarification and a recommendation by the building committee. The board received the building committee's recommendation, and the board authorized the owners to proceed with the installation. Carried unanimously.

- Open Discussion:

Pat Altyn encouraged residents to break down cardboard boxes when putting them in the dumpster. Residents were also reminded that the recycling station is located behind the fire station.

Russ Granger indicated that he opens the dumpster gates on Monday, Wednesday and Friday before trash collection. He asked that residents make sure the dumpster has been emptied before closing the gates.

Road repaving will likely be done either in late May or early June. Any seasonal residents who leave a vehicle at Windrush Bay year round should leave a key with a year round resident.

Pat Altyn discussed association fee delinquencies. On advice from Tom Priester, the association will be hiring a new attorney known to be more aggressive in the collection of fees. The board will be interviewing four attorneys in the near future.