

Windrush Bay Condominium Association, Inc.

Board of Directors Meeting

Wednesday, March 21, 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 Alton, seconded by Evelyn Lemin to approve the minutes of the February 15, 2012 minutes. All approved.

Officer Reports:

Carol Lovejoy encouraged everyone to contact her by use of E-Mail and also encouraged members to visit the Association's website, <http://windrushbay.org/>.

Committee Reports:

Beautification: Barbara Lerch reported that plants had recently been planted on the berm entering the complex and by the laundry room. She asked that residents help with watering. Carol Lovejoy suggested that people donate hoses to help with the watering.

Building: Cliff Lemin said F & S has done work on L building fixing unit 629's sills. G Building porch headers and floors were replaced, K building stair wall was repaired, and Clubhouse window sills were replaced because of rot. Still need to fix the roof. Also new security light was installed in parking lot. Replaced rot on Villas #5, 19, 25, 33. In the future, we must identify problems before painting is done. Building Committee is making a new list of problems but should stay in budget. Major stuff is done. Contractors putting trash in our dumpsters is not allowed. Unit owners must use licensed and insured contractors when having work done on their units. Liability for problems caused by a contractor hired by a unit owner falls on the unit owner. Requested that Tom Priester identify where in the Florida statutes that it states the association isn't liable if a unit owner uses an unlicensed contractor. If you suspect a contractor isn't licensed, we can call the town.

Documents – nothing to report

Finance – Same as last month. We are spending a little less than budgeted. Flood Insurance and Hazard Insurance will be within budget. Buildings maintenance is on budget. Delinquencies are down a little, trending in right direction. There will be an expense control workshop in April to identify where there are possible savings in 2012.

Library – nothing to report

Parking – Parking permits are on hold due to budget constraints.

Directory – Send any additions or changes to Carol Lovejoy, T.J. Nagy or Marion Linkh. We plan to keep directory at same price for upcoming year.

Pool – Dave Martin said the pool is up and running. It looks a little better. The cleaning company wanted to extend the closing for longer but the board wanted it open at this time. We don't have the cost on it yet.

Security – Skip DiMario reported a repeat offender with pickup truck.

Social – Met this week to plan for next year's social events. The schedule will be on WBCA web site. The new chairpersons are Cindy Cupisz and Norm Kaufman.

Sprinkler – All is well. We are limited to once a week watering.

Old Business

A complete set of the revised Rules and Regulations has been mailed to all unit owners. Owners are required to provide them to tenants. Sellers are required to provide them to buyers. Verbiage will be added to rental and purchase applications stating so. Any unit owner may speak to anyone who is not obeying the Rules and Regulations. Violation notices will be sent to owners.

Ray Soares stated that painting the outside of porches and lanais is the owner's responsibility. Ray has provided the proper color to be used. The paint color is Behr Bronze ULTRA base 5833 semi gloss, Bar Code 28811151884, available at Home Depot. Carol Lovejoy said we need to identify any unit that needs painting and AmeriTech will send a notification letter. Painting must be done within 90 days of receiving the notification. A motion to adopt color code recommended for exterior lanai or porch aluminum was made by Ray Soares and seconded by Pat Altyn. Motion carried unanimously.

New work order forms are in the laundry room. They will provide a better paper trail and make it easier for AmeriTech to keep track of orders.

The delinquency procedures adopted by previous board are as follows. First a notice is given, then late fee assessed, then a lien is placed on the unit and then foreclosure proceedings are initiated.

The board has initiated a search to replace our current attorney. They are looking for someone more aggressive with delinquency collection and insurance financing. AmeriTech is assisting us in the process. Interviewing starts next week.

Flood Insurance – We are shopping around for another carrier and/or agent that might be better for us. A decision must be made by April 7.

Paving - Carol Lovejoy, Roger Engstrom and Tom Priester walked the property with the paving contractor to review the work to be done. We may just have the large parking lots in the condominium section of the association sealed as they are not in bad condition. The remaining areas will be paved as planned. We haven't heard back from contractor on the cost of the required materials as yet. We are aiming at May 15 as the earliest date to begin paving. Anyone leaving a car over the summer MUST leave a set of keys with someone so cars can be moved during the paving process.

New Business

Three request for alterations:

Unit #612 has requested an overhead light over their stairway. This should be at Association cost. A motion was made by Carol Lovejoy to install overhead light on stairway of Unit #612 and seconded by Evelyn Lemin. Motion carried unanimously. Sunshine Electric will do the work.

Unit #514 requested permission to install vinyl windows on their lanai. A motion to approve the request, provided that the windows conform to the associations guidelines, was made by Carol Lovejoy and seconded by Pat Altyn. Motion carried unanimously. Guidelines will be sent to the unit owner.

Villa 7 requested permission to install an almond colored storm door similar to others. A motion to approve the request was made by Pat Altyn, and seconded by Evelyn Lemin. Motion approved with one opposed, Ray Soares.

Open discussion.

Ray Soares has looked into costs of spraying and control of termites. He has received bids from other companies. We are currently under a 5 year guarantee contract. Walt Cain believes we have 2 years left on our warranty.

Bob Tannura mentioned that he saw people climb over the fence to the pool at night. He also has seen cars going through the open lot into our complex. We need to find ways to eliminate this problem. A fence was suggested by Bob Tannura. Carol Lovejoy did not think a fence would work and would be expensive. A motion detector might help.

A motion to adjourn was made by Carol Lovejoy and was seconded by Evelyn Lemin. The meeting was adjourned at 7:40 p.m.

Submitted by Priscilla Peretti