

Windrush Bay Condominium Association, Inc.

**Board of Directors Meeting
Thursday, December 18, 2014
Clubhouse 6:30 p.m.**

1. **Call to Order:** President, Mary Currey called the meeting to order at 6:30 p.m. Present were: Pat Altyn, Carol Lovejoy, Evelyn Lemin, and Jeff Schram. Quorum was established. Also present was Louis DeSantis.
2. **Motion by Jeff Schram, seconded by Carol Lovejoy to approve the minutes of BOD meeting November 20, 2014.**
3. **Standing Committee reports:**
 - a. **Finance committee:** Jeff Schram read Tom McFarland's report.
 - b. **Pool committee:** David Martin gave his pool report.
 - c. **Building committee:** Bob Hutchinson gave his report. He talked about limited common ground patios being overgrown. Owners are responsible for this space.
 - d. **Aesthetics committee:** Peggy Babst gave her report. She asked if we could paint the north entrance to the club house the color scheme that was originally presented. The board agreed. She also asked to have an owners meeting in January, 2015 to discuss the colors.
 - e. **Landscape committee:** Mary Schram gave her report.
4. **Report of Ameritech Community Association Manager, Louis DeSantis.** He stated that the mangroves will be trimmed the second week in January. He also reported that all condo buildings have been inspected, and that he should have roofing reports soon. He reported that tree trimmers will be coming in before Christmas to trim some trees and remove some palm trees.
5. **Volunteer Group reports:**

Social Activities: Sheila Basque gave her report and stated that new ceiling fans were installed in the club house over the summer.
6. **Unfinished business:**
 - **Mary Currey asked the Aesthetics committee if they would establish Approved Building Alterations Guidelines to create a document available for owners to use in refurbishing their Condos and villas.**
 - **Trespass Authorization Form from Tarpon Springs Police Department:** Carol Lovejoy talked about having Mary Currey signing this form so if we have trespassers on our

property, we call the police the 1st time and if they come the 2nd time, they will be arrested.

7. New Business:

- **Pool Resurfacing Recommendation (action item):** Dave Martin and Jeff Schram reported that two vendors gave us estimates and a third called back and said he could not beat Pool Works bid. Jack Pink of Pool Works gave us a bid of \$15,365 including LED lights. Clear Pool gave us a bid of \$15,227 including LED lights. After investigating, we prefer Pool Works bid. They have worked on our pool before and Jack Pink was very knowledgeable. The pool will be closed April 20, 2015 through May 18, 2015 for this project. Motion made by Carol Lovejoy to go with Pool Works and seconded by Pat Altyn. Motion passed unanimously.
- **Legal Review of Documents for two issues:** 1) pertaining to use of the point including floating dock, use of common elements for kayak storage, fire pits, bocce court, other outdoor recreation, & portable doggie park; 2) age restriction of 16 and under in by laws. Pat Altyn made motion for legal review of documents for these two issues and Carol Lovejoy seconded. Motion passed unanimously.
- **Recycling program:** Carol Lovejoy posted volunteer recycling information sheets on the bulletin boards. She also suggested these go into the welcome packages to new owners. She is researching this with the city of Tarpon Springs and is looking for volunteers to help her out.
- **Insurance update and movement to Heritage Insurance.** Jeff Schram talked about why we switched from Citizens Insurance to Heritage Insurance.
- **Searching for new club house/laundry room cleaning companies:** Mary Currey gave an evaluation to the former contractor and gave them 30 days to improve. Ten days later they turned in their keys.

8. Announcements:

- **Update on Lift Station:** Lou Desantis reported that the lift station was recently cleaned and needs to be pumped out.

9. Open Comments:

- Sheila Basque had questions on delinquent association fees and foreclosed properties.

10. Adjournment: Jeff Schram made a motion to adjourn meeting at 7:50 p.m. and was seconded by Pat Altyn.