

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Wednesday, February 19, 2014  
Clubhouse 6:30 PM

1. Call to Order: President Mary Currey called the meeting to order at 6:30 PM. Present were: Pat Altyn, Mary Currey, Evelyn Lemin, Carol Lovejoy and Jeff Schram. Quorum was established. Also present was Louis DeSantis, Community Association Manager.
2. President Mary Currey welcomed new members.
3. Approval of Minutes: Motion by Pat Altyn, seconded by Jeff Schram, to approve the minutes of the meeting of January 15, 2014. Carried unanimously.
4. Report of Community Manager: Louis DeSantis summarized progress to date on various projects such as tree trimming, electrical panel replacement and mangrove clearing. He explained that he meets every Tuesday morning with board members and Patrick and walks the grounds monitoring the progress of various projects.
5. Report of Standing Committees:
  - A. Finance: Tom McFarland reported that the Association ended the month of January with a positive net revenue of \$5,044. Total expensed, including the funding of reserves, amounted to \$52,351. Insurance expense line was over budget due to increased cost of premiums for flood insurance. Tree trimming and removal

expenses were also over budget due to the timing of payments to the lawn service company made in January for work previously completed. In January the Association received revenues from additional advance payments of monthly management fees and timing differences from prior year payments.

- B. Cliff Lemin reported that the work on the electrical panels has been completed and the committee is awaiting final inspection from the city.
- C. Landscape Committee: Barbara Lerch reported that the committee has been pulling our dead bushes. The committee hopes to buy additional plantings as spring arrives.
- D. Pool Committee: David Martin thanked the Board for the purchase of new pool furniture

## 6. Volunteer Groups

- A. Social Activities Group: Cindy Cupisz reported that various activities have been successful, and reminded residents that the Chili Cook-Off is scheduled for Saturday, February 22, and the Howard Park Picnic will be Tuesday, March 12. On March 9th, from 7-11 PM the community will be celebrating 35 years of Windrush Bay. Building captains will be asked to encourage residents to attend.
- B. Crime Watch: Carol Lovejoy reported that there is a link to the crime watch website on [windrushbay.org](http://windrushbay.org). The Crime Watch Picnic is on March 8 at Howard Park from 11 AM to 2 PM.

## 7. Unfinished Business

- A. Ball Valve Installation: Jeff Schram reported that of the 139 units, 126 have ball valves. He hopes, by the summer, to have completed the installation of all ball valves. The task is complicated by the fact that some non-resident owners live abroad.
  
- B. Landscaping Update: Mary Currey reported that the major work that needs to be completed has been identified. There is a great deal of vegetation infringing on the condo buildings, and condo owners will be sent letters indicting what work needs to be done. Some of the work is the responsibility of the condo owner, such as vegetation inside the lanai fence or potted plants growing against stucco. Other work will be completed by the Association.
  
- C. Retention Pond Update: Over the years the retention pond has become filled in, and at present between two and four feet of soil needs to be removed. During super storm Sandy, the retention pond did not hold water, and flooding occurred. Soil will have to be removed, and the estimated cost of the project is \$14,000.

## 8. New Business:

- A. An audit needs to be completed this year, and Louis DeSantis will recommend several auditing firms that will be interviewed by the Board. After interviews, the Board will vote to appoint an auditor.

B. Building Alterations Request Form: Mary Currey proposed a "Project Review and Approval Form". The building committee will review the form and offer suggestions. It is hoped the form will be approved at the March meeting.

9. Announcements:

A. Sally Romano described the new welcome packets that will be provided for new owners and renters. They are general information packets that should provide information about Windrush Bay and Tarpon Springs which should help welcome and orient new residents.

B. Mary Currey indicated that the bike room floor will be painted. She will advise residents of the date.

C. Jeff Schram announced an information seminar/workshop for residents on flood insurance which he hopes to schedule for March 21. Jeff plans to have the Association's insurance agent available to provide information and answer questions related to the high cost of flood insurance.

10. Adjournment: Motion by Jeff Schram, seconded by Evelyn Lemin, to adjourn the meeting. Carried unanimously. Meeting adjourned at 7:14 PM.