

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Thursday, April 16, 2015  
Clubhouse 6:30 PM

1. Call to Order: Board President Mary Currey called the meeting to order at 6:30 PM. Present were Mary Currey, Evelyn Lemin, Carol Lovejoy and Jeff Schram. Also Present was Louis DeSantis. Quorum was established.
2. Approval of Minutes:
  - A. Motion by Jeff Schram, seconded by Evelyn Lemin, to approve the minutes of the March 19, 2015 Board of Directors Meeting. Carried unanimously.
  - B. Motion by Jeff Schram, seconded by Carol Lovejoy, to approve the minutes of the March 17, 2015 Board Workshop. Carried unanimously.
  - C. Motion by Mary Currey, seconded by Carol Lovejoy, to approve the minutes of the March 24, 2015 Board Workshop. Carried unanimously.
  - D. Motion by Jeff Schram, seconded by Evelyn Lemin, to approve the minutes of the April 13, 2105 Board Workshop. Carried unanimously.
3. Open Comments: There were no open comments.
4. Report of Ameri-Tech: Report was postponed until later in the meeting under Announcements.
5. Standing Committee Reports:
  - A. Finance Committee: Bob McFarland reported that after expenses and non-operating expenses, the month ending on March 31, 2015 showed a positive Balance of \$1,069.

Income and expenses for the month are on target and within forecast. The net income year to date is \$8,681 in the black, and income and expenses are in line with budget expectations.

- B. Pool Committee: Jeff Schram reported that the pool will be drained on April 20, 2015 and will be out of service for approximately four weeks. During that time, the heater will be replaced.
  - C. Building Committee: Carol Lovejoy read the report prepared by Bob Hutchinson. At the Tuesday meeting of the previous week, Ken Dilley from Homeworks of Holiday, one of the bidders on pre-painting repairs, made a presentation. Bob recommends that the Board select Homeworks of Holiday to do the pre-painting repair work. Bob also commended the work that Patrick Dorch has been doing in preparing the condos for painting. Bob also discussed the request from one of the owners to install hurricane glass in a lanai enclosure. His recommendation is that the Board decline the request because hurricane glass is extremely heavy, and the lanais are not constructed to support that much weight. Bob is concerned that such an alteration could cause sagging floors or other construction problems.
  - D. Landscape Committee: Mary Schram reported that shrubs and bushes have been cleared around condo buildings, and the buildings are ready for painting. The committee has begun work on the villas. In the fall, the committee will examine the property with the arborist. For those wishing to work during summer months, Mary Currey will make a list of landscaping work that needs to be done.
6. Other Committee Reports:
- A. Mary Currey summarized the work of the Documents Committee and the need for revisions to the documents.

She also itemized the accomplishments of the 5 Year Plan Task Force. Substantial work has been completed by the Landscaping Committee. She discussed the Outdoor Recreation Activities committee, and the demographics of ownership at Windrush Bay.

- B. Mary read the names of those who have been serving on each of the committees, the 5 Year Plan Task Force, the Color Selection Committee, and the Painting Vendor Selection Committee. She asked each to stand, and, on behalf of the Board, thanked each individual for his or her service.

7. Volunteer Group Reports:

There was no Social Committee report, but the schedule for next year has been established. Carol Lovejoy summarized the work of Crime Watch and reminded members that there is a link to the Crime Watch website on the Windrush Bay website.

8. Unfinished Business:

Motion for purposes of discussion by Carol Lovejoy, seconded by Mary Currey to approve the request by the owner of Unit 613 to install glass hurricane windows on the lanai. Motion was defeated unanimously.

9. New Business:

- A. Walter Babst recommended the selection of Al Leach Painting and Restoration, Inc. of Clearwater to do the painting of the condos. Walter explained the process employed by the committee.

Motion by Jeff Schram, seconded by Mary Currey, to employ Al Leach Painting and Restoration, Inc. to paint the condos at a cost of \$86,364. Carried unanimously.

The Board expressed concern for quality supervision during the process, and Lou DeSantis explained the company itself and representatives from Valspar will monitor the project.

- B. Motion by Jeff Schram, seconded by Mary Currey, to employ Homeworks of Holiday, Inc. to complete the pre-painting repair work at a cost of \$8,510. Carried unanimously.
- C. Motion by Jeff Schram, seconded by Mary Currey, to employ PCS (Pestguard Commercial Services, Inc.) for tenting of Building H for termite remediation at a cost of \$3,846. Carried unanimously.
- D. Motion by Mary Currey, seconded by Carl Lovejoy, to award a performance bonus of \$2,500 to Patrick Dorch. Carried unanimously.
- E. Motion by Mary Currey, seconded by Carol Lovejoy, to accept the resignation of Evelyn Lemin, effective April 16, 2015. Carried unanimously.
- F. Motion by Mary Currey, seconded by Carol Lovejoy, to appoint Wally Bode to the Board of Directors, replacing Evelyn Lemin. Carried unanimously.
- G. Motion by Mary Currey, seconded by Jeff Schram, to appoint Walter Bode as Vice President of the Board for the remainder of the term. Carried unanimously.

10. Announcements:

- A. Louis DeSantis indicated that the pre-painting repairs would be completed during May and early June, and painting will begin after July 4th. Residents will be notified of the painting schedule by e-mail, and notices will be posted on the bulletin boards.
- B. Similar procedures will be used to inform residents in Building H of the schedule for termite remediation.

C. Condo owners must clear off patio areas, front lanais and entrance areas prior to June 1, 2015.

11. Open Comments:

- A. Elizabeth Carr petitioned the Board to do the necessary repairs to address the problem of flooding on the lanai of Unit 27. Even with a moderate amount of rainfall, the lanai frequently has 2 inches of water. She noted that the documents clearly designate that lanais to be limited common elements and that the repairs to villa lanai roofs and vinyl/acrylic window walls are the responsibility of the owner. However, the repairs of the ground slant/drainage outside of the ground level lanais are the responsibility of the association and need to be addressed. She completed a work order in January and has had no response to date. President Mary Currey indicated that the Board will address the issue promptly.
- B. Carol Compton announced that there will be a going away cocktail party for Cliff and Evelyn Lemin in the clubhouse on Friday evening at 6 PM. All are invited and are asked to bring an hors d'oeuvres to pass.

13. Adjournment:

Motion by Carol Lovejoy, seconded by Mary Currey to adjourn the meeting. Carried unanimously, and the meeting adjourned at 7:30 PM.