

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, March 19, 2015
Clubhouse 5:0 PM

1. Call to Order: Board President Mary Currey called the meeting to order at 5:05 PM. Present were Pat Altyn, Mary Currey, Evelyn Lemin, Carol Lovejoy and Jeff Schram. Also present was Louis DeSantis.
2. Quorum was established.
3. Motion by Jeff Schram, seconded by Pat Altyn, to approve the minutes of the Board of Directors meeting of February 19, 2015. Carried unanimously.
4. Report of Ameri-Tech Community Association Manager:
Louis DeSantis reported that proposals for building repairs would be reviewed on March 24 at 8:00 a.m.. In addition, specifications for paint for the upcoming revitalization will be presented by Valspar representative on that same date. A further walk-through with proposed painting contractors will take place on March 29.

Letters advising owners of first floor condos of the necessity to prepare their areas for painting will be mailed early April. Letters will indicate date for removal and consequences of failure to do so.
5. Standing Committee Reports:
 - A. Finance Committee: Tom McFarland reported that the month ending February 2015 ended in a positive \$1,132. Income and expenses for the month are primarily on target with forecasts.

YTD income is at \$7,612. Responding to a query, Mr. McFarland noted that an audit was completed last year.

- B. Buildings Committee: Bob Hutchinson reported continuing excellent progress on building repairs throughout the complex. He complimented Maintenance Staff (Patrick) for his work in this process.
 - C. Pool Committee: In the absence of David Martin, Chair, Jeff Schram reported heavy use of the pool by residents over the past month. Careful attention to water levels has been noted. Additional information will be presented in New Business.
 - D. Landscape Committee: Mary Schram, Co-Chair, noted the ongoing work of the dedicated volunteers in the improvement of the property. Work has progressed from West to East and is now concentrated on Florida Avenue and the ingress of the property. Low or no-cost advice will be sought to beautify/upgrade the entrance area so that major planting could be completed in a timely manner.
6. Other Committee Reports: none
7. Volunteer Group Reports:
- A. Social Activities: Sheila Basque, Co-Chair, reported good attendance for planned activities and good progress in the planning process. Upcoming activities include a Pool Party, the final Girl's Night Out and the Farewell Breakfast.
 - B. Crime Watch: Carol Lovejoy, Co-Chair, reported that the official Trespassing report for the Association has been submitted and received by Tarpon Springs PD. Careful attention by the police department continues to be exercised by the police department. The Annual Picnic was attended well by members of the association.
8. Unfinished Business: Mary Currey reported that the constituted Documents Committee is continuing their work and will present a

report at the April meeting. Dialogue with Windrush North continues and currently under discussion is replacement of hedges on our mutual property boundary with costs to be paid by Windrush North.

Jeff Schram reported that the ball valve replacement is nearing completion with 8 recently installed which leaves 2 remaining to be installed. Mr. Schram and others expressed frustration with the situation. Mr. McFarland suggested a letter from Ameri-Tech that would sternly express the importance of completion of a fine or penalty in case of damage to other units. Mary Currey commended and thanks Jeff the tremendous success of such a complex endeavor. A well- deserved round of applause broke out in the meeting.

9. New Business:

After an informative discussion of the method used to evaluate bids received, Jeff Schram moved to accept the bid of \$5,040.96 from Pool Works of Florida and install a new Aquaca; Jeatwave Super Quiet Ice Breaker SQ 166R Heat Pump for the pool. Included is an extended warrantf for 5 years and 7 years parts and compressor. Seconded by Carol Lovejoy. Unanimous approval.

Mary Currey requested volunteers to count votes on Paint Color ballots in the meeting immediately following. Bob Tannura, Tom McFarland, and Karen Bode were appointed.

10. Adjournment: Motion by Carol Lovejoy, seconded by Pat Altyn. Carried unanimously and meeting adjourned at 5:55 p.m.

