

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, October 20, 2016
Clubhouse 12:30 PM

1. Call to Order: Board Vice President Walter Bode, called the meeting to order at 6:30 PM. Carol Lovejoy was present, and Mary Currey and Joyce Dye were in contact on a conference call. Also present was Louis DeSantis property manager. Quorum was established.
2. Motion by Joyce Dye, seconded by Mary Currey, to approve the minutes of the Board Meeting of September 15, 2016. Carried unanimously.
3. Report of Ameri-Tech Community Association manager:
Lou DeSantis reported that the finances were \$15,440.42 over budget for the year due largely to increased legal fees, trash pick-up and water back flow.
Various building repairs are underway in Buildings B, H and O. The new control panel for the lift station has been ordered and will in installed next week.
Lou also provided an update on the seawall. Specifications for the seawall should be completed in the next two weeks by the engineer, and once completed the project can be put out for competitive proposals. Finally, Lou announced that the annual meeting and the budget meeting are scheduled for Thursday, November 17, 2016.
4. Reports of Standing Committees:

A. Finance:

Lou DeSantis gave the finance report as part of his manager's report. Tom McFarland has resigned as Finance Chair, and the board is seeking a replacement.

B. Pool Committee:

Pool temperature is kept at 86 degrees, and a new vacuum pump has been installed. The LED light at the pool's deep end will be replaced. Patrick Dorch painted the pool deck and fence and was helped by Wally Bode and Bob Tannura.

C. Landscape Committee:

The committee has planned to plant flowers, bushes and grasses at the Florida Avenue entrance, and B. Lerch and C. Hardy will head up the project.

5. Volunteer Groups:

A. Social Activities

Scheduled activities will begin after the New Year.

B. Crime Watch: Officer John Ulrich of the Tarpon Springs Police Department will speak at a meeting to be scheduled in December or January.

6. Unfinished Business:

The seawall project will be put out to bid after the engineer completes all specifications. There has been some misinformation concerning the amount that Windrush North will pay for the project. The project is to be paid 50% by Windrush North and 50% by Windrush Bay.

The deck was damaged during a recent storm, and will be replaced after the seawall is completed. A contractor will be contacted for quotes to remove the damaged deck.

New Business:

Motion by Joyce Dye, seconded by Mary Curry, to authorize the installation of pavers for Unit 15. Carried unanimously.

Motion by Joyce Dye, seconded by Mary Currey to authorize the Board to include the “proposed amendments to the Declaration and Bylaws of Windrush Bay Condominium Association” in the mailing to be sent to members in preparation for the Meeting of November 17, 2016. Carried unanimously.

7. Adjournment:

Motion by Wally Bode, seconded by Carol Lovejoy, to adjourn the meeting. Carried unanimously, and the meeting adjourned at 1:15.