

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, January 21, 2016
Clubhouse 6:30 PM

1. Call to Order: Board President Mary Currey called the meeting to order at 6:30 PM. Present were Wally Bode, Mary Currey, Joyce Dye, Carol Lovejoy and Jeff Schram. Also present was Louis DeSantis.
2. Quorum was established.
3. Motion by Carol Lovejoy, seconded by Jeff Schram to approve the minutes of the December 17, 2015 Board Meeting. Carried unanimously.
4. Open Comments on Agenda Items: None
5. Report of Ameri-Tech Community Association Manager:
 - a. Roof repairs for Units 622 and 654 have been completed.
 - b. Quotes for addressing termite issues in Villas 35 and 39 and Building M have been received.
 - c. Contractor will be cleaning out Unit 647.
 - d. All unit delinquencies have been paid in full.
 - e. Quote for new control panel for lift station has been received by the Board.
6. Standing Committee Reports:
 - a. Finance Committee: Tom McFarland submitted a report indicating that for the year, WBCA was 1.3% under budget in revenue and 0.5% over budget in expenses. Expenses for the

month of December were under budget by \$14, 567 and over budget for the year by \$2,993. The reason for the variance was due to timing of collections for maintenance for the month. The Association was within 99% of expected revenue for the year.

b. Pool Committee:

David Martin reported the pool use has diminished due to cooler weather. The temperature of the water is 86 degrees. He reminded residents that the last person to use the pool should cover it. County regulations require the pool cover to be off if people are sitting around the pool inside the fence. Jeff Schram indicated that the pool should not be covered if strong winds are present. There will be a sign placed in the pool area each evening indicating whether the pool should be covered.

c. Building Committee:

Bob Hutchinson reported that the painting has been completed, but asked all residents to check lanai trim to make sure no spots have been missed.

d. Landscape Committee:

Mike Metty reported that committee activities have been limited by weather in recent weeks. The area along Florida Ave. has been cleared and dead bushes removed. Planting will take place in late February, and the focus will be in the areas around the Clubhouse and entrance to the property. The Committee meets each Tuesday at 9:00, and residents are welcome to join. At this point, it is primarily Barbara Lerch and Mike Metty each week.

7. Volunteer Groups

a. Social Activities:

Mary Schram reported that Weekly Bingo, Game Night, Mah Jongg, and Texas Hold-Em have all begun. Welcome Back

Cocktails took place on January 8th, and Pizza Night will be rescheduled due to a conflict with Jean Carley's birthday. Girls Night In is scheduled for January 27th, and the Pancake Breakfast is scheduled for February 5th. Country Western Night is scheduled for February 10th.

b. Crime Watch:

Carol Lovejoy reminded residents to be aware that the speed limit around the property is 15 mph. She also indicated that the Crime Watch newsletter is available as a link on the Windrush website.

8. Unfinished Business:

- a. The clubhouse bathrooms have been completed. The "face lift" was done with a minimum of expense largely due to the fact that it was done primarily by Patrick Dorch and some volunteers. Pat Altyn was the color coordinator for the project.
- b. The Board will be contacting a consulting engineer for a review of the sea wall and the status of the point.
- c. The Board will be discussing guidelines for placing benches on the point.

9. New Business:

- a. Motion by Wally Bode, seconded by Joyce Dye, to re-designate the parking places for Units 509 and 510 as guest parking places and designate two guest parking places as parking places for Units 509 and 510. Discussion ensued, and the Board consensus was that the issue has many ramifications and needed to be discussed in workshop session. The motion was voted down unanimously.

- b. Motion by Wally Bode, seconded by Jeff Schram, to approve the request for new vinyl frame windows installed in Villa 16. Carried unanimously.
- c. Motion by Wally Bode, seconded by Joyce Dye, to authorize the Board to seek attorney advice and action for renters and owners non-compliance in Villa 23. Carried unanimously.
- d. Laundry Room Evaluation:
Jeff Schram reported that the Laundry Room has a yearly budget of \$1800 for hot water and \$600 for electricity. The company supplying the machines was contracted to pay Windrush \$200 per month. That money has not been received. In 2013, the Association received \$658, in 2014 \$653 was received, but in 2015, only \$129 was received. The Board will discuss options at its next workshop meeting.
- e. Owner Survey Results:
Joyce Dye reported that 89 of 139 owners responded. The majority of responders have lived in Windrush more than eleven years. The responses represent a good cross section of owners. The most important issue raised related to maximizing the use of the Clubhouse. Results of the survey may be received by e-mail and will shortly be posted on the website.
- f. The Board has extended an invitation to meet with the Windrush North Master Board to discuss shared issues regarding property. Several issues will be discussed, for example, repair of the lift station.
- g. Parking Policy Procedures:
Mary Currey reminded residents that any resident can distribute vehicle violation notices. After some discussion, it was decided to address this issue at the next workshop meeting.

10. Announcements: Carol Lovejoy announced that the phone books are available from her or T J Nagy for \$1.00. If any corrections are needed, please contact Carol or Marion Linkh.

11. Open Comments:
Sheila Basque reminded residents not to feed egrets. Bird feeders are not permitted. She also indicated that trucks are parking during the day, which is a violation of Board policy.

12. Adjournment:
Motion to adjourn by Jeff Schram, seconded by Carol Lovejoy, to adjourn the meeting. Carried unanimously, and the meeting adjourned at 7:50.