

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, March 17, 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 Joyce Dye, seconded by Wally Bode, to approve the minutes of the February 18, 2016 Board of Directors meeting and the minutes of the Board Workshop Meetings of December 15, 2015, January 5, 12, 19 and 26 of 2016; February 2, 9, 16 and 23 of 2016 and March 1 and 8 of 2016. Carried unanimously.
4. Open Comments:
 - A. Walter Cain expressed concern that an erroneous impression has been circulating about his role regarding parking around Building O. He stated that he willingly removed his car from one of the guest spots to accommodate the needs of an owner who had recent surgery.
 - B. Deborah Carr expressed concern that residents of Building O were using the guest parking spaces of the clubhouse/pool/laundry room. This represents an inconvenience to those who need to drive to the pool.

She spoke on behalf of her mother who had recent surgery.

5. Committee Reports

- A. Finance Committee: Tom McFarland reported that revenue for the month of February was \$59,824, and year-to-date revenue amounted to \$122,536. However, expenses for the month were \$4,975 over budget due primarily to repair and maintenance. This year-to-date revenue is favorable to the budget by \$14,715, but overall results for the year-to-date amount to a favorable actual to budget variance of \$9,702.
- B. Pool Committee: David Martin reported that a vandal had put green dye in the pool. The pool maintenance company quickly corrected the situation, and the pool was only closed for the morning. Also, due to the arrival of warm weather, the pool cover has been removed until October.
- C. Building Committee: Bob Hutchinson reported that the trim on the Villas is being repaired and should be completed by mid-May. Villas will be painted this summer. Bob also indicated that Patrick Dorch is completing termite inspection in all buildings.
- D. Phone Book: Carol Lovejoy indicated that phone books for 2016 are still available from her or Marion Linkh. She also indicated that names and phone numbers can be included in the phone book without residents completing the permission form. However, signed permission forms are required to list residents e-mail addresses.

6. Volunteer Groups:

- A. Social Activities Group: Mary Schram reported on the weekly activities. Bingo, game night, Mah Jongg, and Texas Hold-Em

were well attended. In addition, the Day at the Races was also very successful. The pool party is scheduled for March 19th, and the Farewell Breakfast is scheduled for March 23. On March 9th, the committee met and planned the social calendar for next year. The calendar will be finalized shortly.

- B. Crime Watch: Carol Lovejoy reported that the Crime Watch picnic at Howard Park was well attended by Windrush Bay residents. She viewed this as an excellent step in maintaining a very positive relationship with the police department.

7. Unfinished Business:

The Board continues to establish guidelines for placing benches on the Point or on other common elements, including location and numbers.

8. New Business:

- A. Motion by Jeff Schram, seconded by Carol Lovejoy, to approve contract with BTL Engineering Services to provide soil boring every 75 feet along the 600 foot seawall at a cost of \$3585. Jeff explained that the seawall is deteriorated, and a study of the extent of the damage is necessary before appropriate repairs can be made. The motion carried unanimously.
- B. Motion by Joyce Dye, seconded by Carol Lovejoy, to contract with Klean State Professional Cleaning Services to perform periodic services at a cost of \$100 per visit to clean the clubhouse and laundry room. Carried unanimously.
- C. Motion by Mary Currey, seconded by Carol Lovejoy, to authorize the owners of 508 to have Daly Home Improvements install four acrylic windows on the lanai. Carried unanimously.

- D. Joyce Dye reported on the results of the owner's survey, and it appears that the primary interest of the owners is the use of the pool and clubhouse areas. A more detailed survey concerning these areas is being prepared and will be e-mailed. The survey will use "survey monkey" software.
 - E. The board discussed the use of the four parking spaces by the clubhouse/pool/laundry room. Building O has no guest parking spaces. Mary Currey asked Carol Lovejoy to form and chair a committee and make recommendations at the next meeting.
 - F. Motion by Jeff Schram, seconded by Mary Currey, to permit C. Miller Construction, Inc. to park a company trailer for approximately two to three weeks as they complete extensive remodeling at unit 645. Motion carried by a vote of 3 to 1. (Carol Lovejoy voting no; Joyce Dye abstaining).
 - G. A committee continues to examine by-laws and rules and regulations.
 - H. Mary Currey reminded association members that some board members feel harassed, and it is necessary for the association to define and prevent unacceptable behavior.
9. Announcement: A reminder that when water is shut off in order to make repairs, residents are advised to turn off the water in the interior of each unit. This will avoid a sudden surge of water pressure.
10. Open Comments:
- A. Walter Babst expressed concern that Windrush North was using the clubhouse, and, in the event of an accident, the board could be sued. The board simply clarified that Windrush was simply attending a joint meeting regarding the point.

- B. Peg Carpinelli from Building O expressed the need to use the guest parking spaces near the pool/clubhouse.
 - C. Sheila Basque expressed concern that the renters in Villa 23 have not rented according to rules and regulations. She knew that the issues are in the attorney's hands but asked for an update as to progress.
 - D. Walter Cain, as past board member and past president of the Association, recalled members had always treated him with respect and was critical of the board's failure to let association members speak. He encouraged members to run for the board.
11. Adjournment: Motion by Jeff Schram, seconded by Carol Lovejoy, to adjourn the meeting. Carried unanimously and meeting adjourned at 7:45 PM.