

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, April 20, 2017
WBCA Clubhouse 7:00 pm

1. **Call to order:** Board president Carol Lovejoy called the meeting to order at 7:00 pm.

2. **Quorum of the board** was established: Present were President Carol Lovejoy, Vice President Pat Altyn, Treasurer Sheila Basque, Secretary Judy Sutherland, and Director Bob Hutchinson. Also present was Louis DeSantis, Community Association Manager from AmeriTech, and Recorder-at-Meeting Dori Bryant who volunteered today to fill in for Rich Linkh who could not be here tonight.

3. **Approve minutes of previous board meetings**

Motion by Judy Sutherland, seconded by Pat Altyn, to approve the minutes of the board meeting of March 16, 2017, the board workshop meetings of March 21, March 28, April 4, April 11, and April 18, 2017. Carried unanimously.

4. **Report of AmeriTech Community Manager:** The association is in good standing regarding incoming maintenance fees with the exception of 3 units. The special assessment payments are due Tuesday April 25. So far about \$23,000 has come in and about \$14,000 is outstanding. For the damaged planter island in the road near villa 14, the board is awaiting final decision on possible insurance payments as well as quotes from at least 2 contractors for repairing it as well as for removing it and paving over that area of the road. Quotes are anticipated to be received in 7-10 days.

5. **Committee Reports:**

A. **Buildings:** Bob Hutchinson reported the chimney repair/replacement in O building. Prior to painting of villas in mid-2018, some villa owners may want to replace their front doors. Pat Altyn has reported that the previous type of door with side window panel is not available under new codes for required hurricane resistance. Pat has a vendor coming Friday April 21 to explain options in terms of types of doors and special costs. Bob and Pat will be trying to come up with guidelines for villa owners to follow.

B. **Dock (now renamed Patio & Deck):** Dori read from the summary sent to the board and all committee members earlier this week. It will be sent as an email to owners sometime during the weekend. Bob reported that the responses of the Survey Monkey are due by Friday, April 21. 89 responses have been received to date. The results will be emailed to owners sometime over the weekend.

C. **Finance:** No written report was received but David Martin read a brief summary of his notes from talking to Jeff Schram: "Looking pretty good, on track, unless any unexpected things arise."

D. **Landscape:** No report at this time.

E. **Phone book:** Carol reported 2 or 3 left but more can be made if anyone wants to purchase a book.

F. **Pool:** David said a light is out. The annual contract to check equipment at \$99 95 year warranty) is good for us. This week a faulty part was discovered but was under warranty. The Tiki huts are needing repair which is costly but the board is holding off to see what other shade options are available. Bob said that the transformer for lighting around pool was replaced today

so all lights should now be working. Power to the point will come from the shed so cost will have to be determined. Carol thanked (Pat for ordering on Amazon and) one of the owners Frank Cavallaro for installing a wi-fi extender in the clubhouse so internet access is now available at the pool. Sheila asked about exploring options for use of solar lights to light up the point. Some board members wondered if they would stay lit all-night every night. Sheila has been asked to do more research on this option.

G. Recorder-at-Meetings : Carol said she is looking for any owners who are willing to volunteer to take minutes at monthly board meetings while Rich Linkh is not here.

H. Seawall : Bob Tannura discussed the high points of the committee update that was emailed 4/10/17.

I. Welcome Packets: Sally Romano has created welcome packets of mostly a social nature for new owners and new renters. The board will work on creating a list of items to be included in the future for the “business” side of Windrush Bay rights and responsibilities.

6. Volunteer Group Reports:

A. Crime Watch: TJ noted the annual Crime Watch picnic in March with the local police. If anyone sees something suspicious on property, call the police. Carol said research is being done for security cameras by the pool area and perhaps inside the clubhouse.

B. Social Activities Group: Carol read the report provided by Sue Jamison for the 2017 winter season. The events planned for the 2018 winter season is posted in the clubhouse and soon on bulletin boards.

7. Unfinished Business:

A. Seawall — marine engineer recommendation not ready since waiting for mangrove partial removal permit

B. Patio & Deck — **Motion#1** made by Carol Lovejoy, seconded by Pat Altyn, to approve the recommendations of the committee for a 16’ by 16’ concrete slab with connecting sidewalk to seawall sidewalks and 5 concrete pads for future benches to be placed along the Windrush Bay side of the point, as marked/flagged off by the committee, and the cost to be included in the upcoming seawall assessment. Carried unanimously.

Motion #2 made by Carol Lovejoy, seconded by Sheila Basque, to approve the recommendation of the committee for a concrete slab to extend the clubhouse patio on west end to the pool enclosure/fence area with sidewalk to current operating pool gate. Carried unanimously.

Fence replacement options, possibility of second gate from clubhouse to pool, and various shade options —discussion deferred until more research by pool committee

C. Lighting repair for point — discussion deferred until next monthly meeting after research

D. Hydro-seeding /sod for point — discussion deferred until next monthly meeting after research

E. Bench guidelines for point — Patio & Deck Committee will research types of benches

F. Amendments proposals — future Survey Monkey question to see if want another opportunity to vote in November and which proposals are supported

G. Pool Room use — pool table although not part of original documents had been there since at least 1995 so is considered an amenity by many owners . There will be a future Survey Monkey question to determine if the majority of owners want this amenity to be replaced, and if so how it would be paid for/obtained. If the majority do not want a pool table, interest in other uses of the room will also be surveyed before any decision is made. Walter Babst asked who did the extensive damage to the pool table. Carol answered it was unclear when exactly it

happened and she was unaware of any investigation. Its removal was not the result of a board vote. She also suggested it might be a reason to consider installing security cameras inside the clubhouse also.

H. Street Island removal request — deferred decision pending possible insurance payments from damage by large truck and quotes from contractors still to come in.

8. **New Business:**

A. Laurose landscaping contract renewal — **Motion** was made by Pat Altyn seconded by Sheila Basque to approve the contract renewal to begin May 1, 2017. Carried unanimously. Discussion of making a list of improvements needed/wanted in service by landscapers.

B. Villa front door replacement guidelines — Pat Altyn and Bob Hutchinson working on this. Pat is receiving suggestions and costs. She will also reach out to www.ProVia.com suggested by Lou DeSantis.

C. Request by condo 623 for exhaust fan — **motion** made by Carol, seconded by Bob, to approve it as recommended by the building committee. Carried unanimously.

D. Request by condo 631 for opening in interior wall. — **motion** made by Bob, seconded by Judy, to approve it as recommended by the building committee with understanding that licensed contractors will do the work. Carried unanimously.

9. **Announcements:**

Special Assessment for 2016 Financial Shortfall due Tuesday, April 25.

10. **Adjourn:** meeting adjourned 8:10 pm