

Windrush Bay Condominium Association, Inc.
Minutes of Workshop Meeting
January 10th, 2017

A Board of Directors' Workshop of the Windrush Bay Condominium Association, Inc. was held on Tuesday January 10th, 2017. The president, vice president, secretary and director were present. The meeting was called to order at 12:30 p.m.

Others present, Phil Colettis, Ameritech Community Management
Owners - M. Currey, M. Metty, J. Dye, W. Babst, R. Soares, J.&M. Schram, S.&S. Romano, C. Compton, A. Bigham, L. Bresset, D. Danga, J. Ettore, J. Hoffmann, T. Neal, F.&T. Rose, D. Martin, M. Linkh, J.&M. Magner

A discussion was held on all 4 proposed amendments.

Amendments I & II deal with changing the voting procedure for the Declaration and the By-Laws. Amendment III changes the voting requirement certificate and IV removes the number of Proxies a person can hold.

Much of the discussion focused on Amendment I. Many owners were concerned about changing the 2/3 of the # of units to 2/3 of the participating voters. There were many strong opinions given on both sides of the issue, as well as some confusion of the 47 yes votes out of 70 under the new proposal. Concerns centered around giving up the owners rights which are covered under the Florida Statue. Our Declaration and By-laws do fall under The Florida statue 718 because we have no procedure in place. The owners who choose not to vote count as a no vote under our current declaration. Under the change, those members who choose not to vote would not count. Others voiced the concern that the 47 is to low of a number but would consider this amendment with a higher percent. On the other side, it was voiced that the BOD are limited by the current wording in their everyday operations.

Amendment II's discussion was short since it basically was the same voting procedure, except it was for the by-laws.

Amendment III would help count votes if either owner could vote opposed to only the designated voter when more than one person owns the unit.

Amendment IV had only one person voice a concern about owners going around and collecting the proxies for their own agenda.

This meeting was adjourned at 1:30 p.m.

Judy Sutherland
WBCA Secretary
January 10th, 2017

