

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Thursday, March 16, 2017  
WBCA Clubhouse 7:00 PM

1. Call to Order: Board President Carol Lovejoy called the meeting to order at 7:00 PM. Present were Pat Altyn, Bob Hutchinson, Carol Lovejoy, and Judy Sutherland. Also present was Louis DeSantis Community Association Manager.
2. Quorum was established.
3. Motion by Judy Sutherland, seconded by Bob Hutchinson, to approve the minutes of the Board meeting of February 16, 2017, Board Workshop meetings of Feb. 21, and Feb. 28, 2017, the Special Board Meeting of March 7, and the Board "town Hall" workshop meeting of March 15, 2017. Carried unanimously.
4. Report of AmeriTech Community Manager: Louis DeSantis indicated that there is only one delinquency regarding association fees, and that unit will make double payments for the next two months. He also indicated that the chimneys are in the process of being replaced.
5. Committee Reports:
  - A. Buildings: Bob Hutchinson reported that chimneys are in the process of being custom made and will be installed shortly. He also asked that members use work order forms available in the laundry room for any maintenance requests for Patrick Dorch. The outside light for units 501 and 502 is being replaced. Finally, Bob is in the process of replacing building letters for the condo buildings.
  - B. Finance: Jeff Schram reported that Loretta Flannery has agreed to serve with him as co-chair of the Finance Committee. Jeff then summarized the cost overruns for fiscal year 2016 which necessitated the special assessment. He explained that overages for water consumption should be less in the off season. His primary focus was on trash collection overages and

recommended that the Board decrease trash collection to two times per week beginning in May. He reported that each time the trash is collected, the association pays \$250.

- C. Landscaping Committee: Kristen Hardy thanked individuals for donations and indicated that the committee is trying to add color as they select plantings. Volunteers meet every Tuesday morning. She asked that moneys be allocated for the purchase of mulch and soil.
- D. Phone Directory: Carol Lovejoy reminded members to inform Marion Linkh of changes to be made to next year's directory and stated that there are still nine directories available.
- E. Pool: Jeff Schram reported that because of the cold weather, the pool temperature was 74 degrees. Chairs have been repaired and have been returned to the pool area.
- F. Welcome Packets: Sally Romano has completed the welcome packets, and they are available for new residents.

#### 6. Volunteer Groups:

- A. Social Activities: On-going activities, such as Bingo, Game Night, Mah Jongg and Girls Night Out are well attended as was Soup and Sunset. Jimmy Buffet Night is scheduled for Wednesday, March 22, and the Farewell Cocktails event is scheduled for Friday, March 24 at 6 PM.
- B. Crime Watch: T. J. Nagy reported that the Crime Watch picnic was a success and thanked the residents who attended. He reminded residents that if they see a crime call him or the police. The non-emergency number for the Tarpon Springs Police ([938-2849](tel:938-2849)) is in the phone book.

#### 7. Unfinished Business:

- A. Seawall Update: Jeff Schram summarized progress thus far and explained that communications with Windrush North is complicated by the fact that it has five boards, several of which disagree with each other concerning the proper way to proceed regarding the point. He reported that there are many "moving parts" but indicated that, despite the "internal politics", progress is being made. He also indicated that five contractors have been interviewed by the committee, but stressed the importance of enlisting the services of a sea wall engineer, Robin Clarson, who is generally considered the best qualified expert on seawall construction. In response, Bob Hutchinson made the following motion: Motion by Bob Hutchinson, seconded by Pat Altyn, authorizing the Board to

enter into an initial contract with Ruben Clarson at a cost not to exceed \$4000. Carried unanimously.

- B. Dock Update: the following owners have volunteered to serve on the dock committee: Walter Babst, Dori Bryant, Doreen Fiorella, Klancy Grasman, Jack King, Sylvia Rockwell, Jim Tallman and Bob Tannura. The chair of the committee will be selected by the committee members.
  - C. Amendment Proposal Discussion: A “town hall” style meeting was held on Mar 15 at which there was a discussion of four proposed amendments which were voted on and defeated at the November 2016 meeting. The proposed amendments will continue to be discussed at Tuesday morning meetings, and an attempt will be made to inform members at future board meetings with a possible vote in the fall.
  - D. Sloped Sidewalk Across the Grass for H Building: Bob Hutchinson stated that he and Patrick Dorch would be able to construct the sloped sidewalk and will try to do it in the next few weeks.
  - E. Bob Hutchinson reported that he and Patrick Dorch are completing the tiling of the pool room floor. Bob has donated his time and labor and also the necessary materials and supplies. Carol Lovejoy thanked Bob for his generosity.
8. New Business:
- A. Street Island by Villa 15: Bob Hutchinson will get an estimate for repair and one for removal and compare the two. He will also research insurance implications before recommending how to proceed.
  - B. Signature Cards for Sun Trust: Carol Lovejoy explained the need to have current board members with an authorized signature for the association’s checking accounts and certificates of deposit. Motion by Carol Lovejoy, seconded by Bob Hutchinson, to have the board president and the board vice president’s name as authorized signatures with the names to be renewed every November after the board elections. Carried unanimously.
  - C. Motion by Pat Altyn, seconded by Judy Sutherland, to authorize Villa 33 to plant a holly tree. Carried unanimously.
  - D. Motion by Carol Lovejoy, seconded by Judy Sutherland, to authorize the owners of Condo 654 to have a temporary acorn stair lift installed along with the necessary

modifications (to be approved by the Building Committee chairperson) after receipt of written approval of the owners of units 652 and 656. The authorization will continue only as long as medically necessary. Owners will be responsible for all costs related to installation and removal of the stair lift.

Carried unanimously.

E. Motion by Judy Sutherland, seconded by Pat Altyn, to approve the request of Condo 508 to have Clearwater Windows and Doors replace windows and sliding door with PGT Winguard Impact Glass following WBCA guidelines.

Carried unanimously.

9. Adjournment: Motion by Judy Sutherland, seconded by Pat Altyn, to adjourn the meeting. Carried unanimously, and the meeting adjourned at 8:15 PM.