

Windrush Bay Condominium Association, Inc.
Annual Members Meeting
Thursday, November 16, 2017
(Immediately following Budget Meeting)
WBCA Clubhouse

1. Call to Order: Board President Carol Lovejoy called the meeting to order at 7:00 PM. Present were Pat Altyn, Sheila Basque, Bob Hutchinson, Carol Lovejoy, and Judy Sutherland. Also present was Louis DeSantis Community Association Manager.
2. Louis DeSantis provided proof of notice of meeting.
3. Louis DeSantis certified the proxies, and a total of Seventy-seven members were present in person or by proxy. Quorum of membership was satisfied.
4. Motion by Sheila Basque, seconded by Bob Hutchinson, to wave reading of the minutes of the annual meeting of November 17, 2016. Carried unanimously.
5. Motion by Carol Lovejoy, seconded by Bob Hutchinson to approve the minutes of the annual meeting of November 17, 2016. Carried unanimously.
6. Louis DeSantis reported that three candidates for the Board of Directors have read and agree to abide by association documents.
7. Louis DeSantis indicated that only three candidates were running for the three open seats, and since the election

was not contested, the three candidates have been elected to the board. The elected board members are: Pat Altyn, Carol Lovejoy, and Bob Tannura.

8. Reports of Committees

- A. Buildings: Bob Hutchinson reported that the community suffered minor damage from Hurricane Irma, and most of the cleanup and repairs have been completed.
- B. Deck Committee: A permit for the dock was never obtained, and the deck cannot be replaced. The original Dock Committee has been replaced by a Patio Committee. Dori Bryant reported that in order to construct a patio, seventy-five percent of the association or 93 units would need to approve the material alterations.
- C. Finance: Jeff Schram reported that the budget is basically sound year to date. There has been an over expenditure of mailings. Carol Lovejoy thanked Jim Tallman, who has resigned from the committee, for his service.
- D. Landscape: The committee now consists of: Mary Schram, Jeff Schram, Barbara Lerch and Kristen Hardy. Mary Schram indicated volunteers are welcome to join. The focus has been on mulching and planting on Florida Ave and the entrance way.
- E. Phone Directory: Carol Lovejoy requested that any changes be given to Carol or Marion Linkh.
- F. Pool: David Martin reported that the pool temperature remains at 86 degrees. After next week, the pool should be covered. When Patrick Dorch paints the deck, he will also paint guide lines for the rollers. The pool deck has been extended near the entrance gate, and cement work has been completed.
- G. Sea Wall: Jeff Schram gave a brief summary of negotiations with Windrush North and with the contractor. There are

ongoing discussions with Windrush North. Work should begin after January 1.

H. Welcome Packets: Sally Romano indicated that the welcome packets have been completed and will be given to new residents.

9. New Business

A. Seating of the New Board: Bob Tannura participated by telephone. Carol Lovejoy and Pat Altyn, both of whom had been members of the board prior to the election, remained.

B. Amendment results: The amendments did not pass. Only seventy-seven units were represented either in person or by proxy, and ninety three affirmative votes are necessary for an amendment to pass.

10. Adjournment: Motion by Pat Altyn, seconded by Judy Sutherland, to adjourn the meeting. Carried unanimously.
The meeting adjourned at 6:40 PM.