

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Thursday, October 26, 2017  
WBCA Clubhouse 7:00 PM

1. Call to Order: Board President Carol Lovejoy called the meeting to order at 7:03 PM, immediately following the Special Board meeting. Bob Hutchinson was present via phone, and Pat Altyn, Sheila Basque, Carol Lovejoy, and Judy Sutherland were present at the clubhouse. Also present was Louis DeSantis Community Association Manager.
2. Quorum was established.
3. Motion by Pat Altyn, seconded by Sheila Basque to approve the minutes of the Board Meeting of September 28, 2017, the Board Workshop Meeting of October 10, 2017 and the Board Workshop Meeting of October 24, 2017. Carried unanimously.
4. Report of Ameri-Tech Community Manager: Louis DeSantis reported that the Association is in good standing with fee collection. He also reported that he has contacted the insurance agent, and will submit all invoices paid for damages from the hurricane for review. Mr. DeSantis indicated that the Budget and Annual Meeting is scheduled for November 16, 2017.
5. Committee Reports:
  - A. Buildings: Bob Hutchinson reported that the buildings are generally in good shape. Roofing repairs due to the storm have been completed, and the roof on Building B will be repaired shortly. Stucco repairs on Building B and Building L are needed, an estimate for which will be received soon. Bob's report also included recommendations for sprinkler line leak repairs under the road near the dumpster near Villa 7, paving stones for Unit 603, replacing screen doors in front and rear of Villa 30 and recommendations regarding requests for Unit 613.
  - B. Finance: Jeff Schram reported that year-to-date finances are in good shape, but indicated that, since a new tractor has been purchased, there is a need to start putting funds into a tractor reserve fund.
  - C. Landscape: Mary Schram reported that many members of the association were helpful in cleaning up after Hurricane Irma. Among them were: Jerry Brown, Jim and Judy Tallman, Barbara Contafio and Kristen Hardy among others. Carol Lovejoy indicated that sprinklers are activated on Monday and

Thursdays for Condos and Tuesday and Friday for Villas. This week, however, they will be off for a few days while repairs are made. Carol also requested that residents check with the landscaping committee before planting flowers.

D. Pool: David Martin reported the Tiki huts have been repaired and a third one has been added. The pool committee is also recommending that an additional Tiki hut be added to the pool deck and a concrete slab installed for safety purposes.

E. Seawall: Jeff Schram summarized the various aspects of the seawall project, repeating and emphasizing many of the points covered in the special assessment meeting.

#### 6. Volunteer Group Reports

A. Crime Watch: TJ Nagy and Carol Lovejoy indicated that the Crime Watch newsletter is available as a link to the Windrush Bay website. They emphasized the importance of locking vehicles and indicated that a number of boys have been trespassing on the property.

B. Social Activities: Sheila Basque reported on the planned Welcome Back Party scheduled for October 28<sup>th</sup>. There will be a Chinese auction and a 50/50, and residents should sign up for the event in the bike room.

#### 7. Unfinished Business:

A. Lift Station: the expense is shared with Windrush North. Windrush North still owes approximately \$2652.00 for its share of the cost for the installation of the new control panel, the total cost of which was \$7837.75. This will be discussed at a meeting with Windrush North next week.

B. Point Project: this has been discussed in Jeff Schram's special report and at the special assessment vote, and no further discussion was deemed necessary.

C. Pool Deck Concrete Extension: Motion by Pat Altyn, seconded by Judy Sutherland to contract with Sam Swinton to excavate, prep and install concrete slab, pour and finish at a cost of \$3800. Carried unanimously.

D. Carol Lovejoy indicated that she would e-mail residents, asking for input regarding the future use of the pool room.

8. New Business:

- A. Motion by Pat Altyn, seconded by Judy Sutherland, to authorize repair of sprinkler pipes under the road near Villa 7. Carried unanimously.
- B. Motion by Pat Altyn, seconded by Sheila Basque, to authorize condo 603 to install pavers in the enclosed patio area as approved by the buildings committee. Carried unanimously.
- C. Motion by Carol Lovejoy, seconded by Pat Altyn to authorize Villa 30 to install almond colored storm door on the front door and bronze screen door on the back lanai as recommended by the buildings committee. Carried unanimously.
- D. Motion by Carol Lovejoy, seconded by Pat Altyn, to authorize Condo 613 to have Daly Home Improvements install two sliding, hurricane impact doors 72" X 79 ½" and another 96" X 79 ½ as approved by the buildings committee. Carried unanimously.
- E. Motion by Carol Lovejoy, seconded by Pat Altyn, to deny request from Condo 613 to replace lanai screens with glass windows. Carried unanimously.
- F. Carol Lovejoy indicated that she would seek estimates for installing security cameras at the pool area, inside the clubhouse, inside the laundry room and in the bike room.

9. Announcements: Carol Lovejoy announced that the Budget Meeting and the Annual Member Meeting and the New Board Organizational Meeting are scheduled for November 16, 2017. Sign in will be 5:30 PM.

10. Adjournment: Motion by Pat Altyn, seconded by Judy Sutherland, to adjourn the meeting. Carried unanimously. The meeting adjourned at 9:02 PM.

--Rich Linkh  
Recorder-at-Meetings