

Windrush Bay Condominium Association, Inc.  
Special Board Meeting for Consideration for Special Assessment  
Thursday, October 26, 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, Sheila Basque, Bob Hutchinson, Carol Lovejoy, and Judy Sutherland. Bob Hutchinson was connected by telephone. Also present was Louis DeSantis Community Association Manager for Ameri-Tech Property Management. Quorum was established.
  
2. Motion by Judy Sutherland, seconded by Sheila Basque, to approve a special assessment of membership to undertake a seawall project, including seawall engineering and construction, mangrove permits, sidewalk and concrete pads, lighting, benches, sod installation and an 8% contingency fund for unforeseen expenses in the amount of \$120,300, raised according to the following special assessment fee schedule: Efficiency units - \$495.00; 1 Br/Ba - \$613.80; 2 Br/1Ba \$747.12; 2Br/2Ba \$805.20; 3Br/2Ba - 953.04; Villas - \$1084.20.  
Discussion followed during which time Carol Lovejoy and Jeff Schram explained the following:
  - A. The payments will be due in two installments, one on December 1, 2017 and the second on January 1, 2018.
  - B. The total cost of the project will be \$180,300, of which \$60,000 will be allocated from an insurance rebate.
  - C. Mangrove removal will be completed before December 1, 2017.

- D. Top soil delivery will begin in November.
- E. Five benches will four feet long.
- F. Lighting will be 8 round bollard.
- G. Bahia sod will be used.
- H. Viewing pad with benches will require approval of 75% of voters unless by-laws are amended.
- I. There is a possibility that Windrush North entry may be used for construction vehicles.
- J. There is a possibility that Windrush North may mirror Windrush Bay's construction choices.

Motion Carried unanimously.

3. Adjournment: Motion by Judy Sutherland, seconded by Sheila Basque, to adjourn the meeting. Carried unanimously. Meeting adjourned at 7:20 PM.

Rich Link

Recorder-At Meeting