

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Thursday, Sept 28, 2017 7 pm  
WBCA Clubhouse

Minutes

1. Called to order at 7:00 pm
2. Established Quorum of Board: President Carol Lovejoy, VP Pat Altyn, Treasurer Sheila Basque, Secretary Judy Sutherland, Director Bob Hutchinson (on telephone), AmeriTech Manager Louis DeSantis present
3. Approved minutes of August 17 Board Meeting, August 22 Board Workshop and Sept 26 2017 Board Workshop  
Motion by Pat, Second by Sheila
4. Report of Ameri-Tech Community Manager - Association generally in good standing with collections. One special assessment of \$102 outstanding, one unit has been referred to lawyer for further collections, another unit has paid balance in full. No purchase or rental applications pending at this time. Budget 2018 Meeting and Annual Members Meeting are scheduled for November 16, 2017.
5. Committee Reports
  - Buildings - report from Bob Hutchinson read aloud. Buildings fared quite well in hurricane winds although there was some damage to several roofs and soffits. Some repairs have been made already with others scheduled.
  - Finance - report from Jeff Schram read aloud. Budget seems in pretty good shape. We are continuing to monitor water and trash bills. Biggest concern is lack of payment from Windrush North of \$2000 for shared expenses. Lou DeSantis will research insurance and FEMA for possible reimbursement for hurricane damage.
  - Landscape - no report
  - Patio and Deck - no report
  - Phone books - Books for 2018 will be prepared in next couple of months by Marion Linkh and Carol Lovejoy. New owners and new renters will need to sign form giving permission to include phone number and/or email address. The cost is \$1 per book to help cover printing expenses.
  - Pool — David Martin read report. Hurricane Irma did not damage pool, filtration system, or heater/cooler. The 2 tiki huts that were re-thatched and the 1 new tiki hut sustained no damage. Committee would like the board to consider putting another Tiki Hut in north corner near pool entrance.
  - Recorder-at- Meetings - A sincere thank you to Bernadette Monaghan and Annmarie Polinsky for volunteering until Rich Linkh returns.
  - Seawall - Report from Jeff Schram was read aloud. Sea wall contract has been signed. Project scheduled to begin 1/8/18, a time of cooler temperatures when trucks won't as easily damage roads.

- Welcome Packets have been given to new owners and new renters. There is a need for “Jolly Trolley” info to be gathered to be included.

## 6. Volunteer Groups Reports

- Crime Watch - If you see anything suspicious/threatening, please call 911 if it is an emergency or the Tarpon Springs Police non-emergency number. Photos of license plates, evidence, and/or people involved can be helpful. Check the monthly newsletter link on the [windrushbay.org](http://windrushbay.org) website. Helpful to tell the Crime Watch volunteers for Windrush Bay (TJ Nagy or Carol Lovejoy) so they can follow-up with Officer John Ulrich, Crime Watch Director.
- Social Activity Group - no community events planned as yet but social calendars for Jan thru March 2018 are soon posted on bulletin boards and on FB closed group “News and Notes at WB”.

## 7. Unfinished Business

### A. Point Project:

- Special assessment meeting date - requires a 14 day notice by mail. Decision to change next monthly board meeting from 10/19/17 to 10/26/17 immediately after Special Board Meeting for Assessment on 10/26/17 at 7 pm.
- Benches - assessment to include five four-foot benches along WBCA half of point
- lighting quotes from Sunshine and Allegiance. Fixture will be a round 42” high bollard light. Eight fixtures along WBCA half of point.
- Bahia Sod with installation from Gladiator Sod.

### B. Pool and Patio area -

- clubhouse patio extension concrete extension
- pool deck with in fence concrete extension
- Pool fence deferred until further notice.

### C. Clubhouse

Pool room usage still under discussion. A future email will survey all owners for their preference as to use of that space.

## 8. New Business

- Roof repairs on five buildings immediately after hurricane damage - ratified decision for \$3400
- Roof replacement for B building after hurricane damage - approved Innovative Roofing for \$22,000; motion by Bob, second Judy. (Innovative Roofing)
- Tree work after hurricane damage — ratify decision for emergency work by Pecker Heads of tree removal & stump grind behind villa 16 and removal of pine tree limb near H building for \$1050 motion by Pat, second Sheila. Motion to have more emergency tree work (including tree removal, stump grind, broken high limbs removal on 8 trees) by Pecker Heads for total of \$3800. approved.
- Request by 605 for hurricane-resistant sliders - approved
- Request by 613 for hurricane-resistant sliders - approved
- Request by 613 for glass windows and door in lanai — not recommended by building committee, not approved (4 No, 1 abstain)
- Amendment proposals vote on Nov 16, 2017 — approved voting opportunity by membership
- Hurricane shutters for individual units — Information from Florida condo laws read aloud. Unit owners must be allowed (without a vote of the association membership) to install, replace,

and maintain hurricane shutters but they must be in accordance with specifications approved by the board. The board will be working on these specifications.

9. Announcements:

- Next monthly BOD meeting is changed from 10/19 to 10/26
- Budget 2018 meeting, Annual Members meeting, and New Board Organizational Meeting are on 11/16/2017
- Election of board members on Nov 16, 2017. There are three positions open on Board. Interested owners must inform Ameri-Tech of their intent to run by 10/7, and provide candidate info sheet by 10/12

10. Adjourn: Motion Judy, Second Pat.

Recorder: B. Monaghan

Editors: Board members