

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Wednesday, April 16, 2014  
Clubhouse 6:30 PM

1. Call to Order: President Mary Currey called the meeting to order at 6:30 PM. Present were: Pat Altyn, Mary Currey, Evelyn Lemin, Carol Lovejoy, and Jeff Schram. Quorum was established. Also present was Louis DeSantis, Community Association Manager.
2. President Mary Currey welcomed members.
3. Approval of Minutes: Motion by Jeff Schram, seconded by Pat Altyn, to approve the minutes of the meeting of March 19, 2014. Carried unanimously.
4. Motion by Pat Altyn, seconded by Evelyn Lemin, to approve the minutes of the Board Workshop dealing with flood insurance. Carried unanimously.
5. Report of AmeriTech Community Association Manager: Louis DeSantis reported that he has contacted Tree Keepers and the well company for site visits. He and Board members discussed prospective auditors, and the Board, by e-mail, selected Bashor & Legendre, LLP.

## 6. Report of Standing Committees:

- A. Building Committee: Cliff Lemin reported that F & S will be completing its work on Friday and Saturday, April 18<sup>th</sup> and 19<sup>th</sup>.
- B. Landscaping: Barbara Lerch reported that the Committee will be planting in the area of buildings K, L, M, and D. With the aid of the landscaping company, the association is able to purchase plants wholesale.
- C. Pool: David Martin reported that certain pool rules concerning flotation devices need to be resolved. Motion by Jeff Schram, seconded by Carol Lovejoy, to permit the use of noodles and arm floats in the pool. Carried unanimously.
- D. Finance: Tom McFarland reported the result of operations expenses and non-operation expenses for the month ending March 31, 2014 was \$1,904 in the negative. For the first three months of the year, however, the Association maintained a positive net income after all operating and non-operating expenses of \$4,218. Items contributing to the net expense position for the month of March include: termidor, \$3,500; flood insurance, \$11,981; legal, \$1,992; and a combination of water, sewer and trash of \$8058. These expenses were offset by favorable variances in regular insurance expenses and repair and maintenance of buildings.

## 7. Report of Special Work Groups:

- A. Aesthetics: The group, consisting of Pat Altyn, Peggy Babst, Judy Sutherland and Clara Demers, recommended paint colors for condos and villas. They provided an artist conception. Discussion followed as to whether the color change requires a majority vote of all owners. Mary Currey explained that she would appoint a special committee to review the documents.
- B. The Five Year Task Force will be focusing on social and recreational activities during the coming year.

## 8. Volunteer Groups

- A. Social Activities Group: Sheila Basque thanked all those who hosted and attended activities during the past year and explained that the 2014-2015 social calendar has been completed.
- B. Crime Watch: Carol Lovejoy reminded members that the Association website has a link to Crime Watch. Tarpon Springs Police Department is also willing to make vacation home checks.

9. Unfinished Business: Mary Currey spoke with representatives of Windrush North and discovered that detention ponds need to be cleaned out every five to seven years. She is getting estimates for the work.

## 10. New Business:

Motion by Carol Lovejoy, seconded by Jeff Schram to certify the e-mail vote to retain Bashor & Legendre, LLP as auditor.  
Carried unanimously.

Motion by Jeff Schram, seconded by Evelyn Lemin, to approve Villa 38's request to install windows on entry door.  
Carried unanimously.

Motion by Jeff Schram, seconded by Pat Altyn, to grant the request of Villa 16 to return personal garden ornaments to the common area behind Villa 16. Carried by a 4-1 vote with Carol Lovejoy voting no.

Motion by Pat Altyn, seconded by Jeff Schram, to authorize unit 613 to install hurricane glass sliding doors from the

living room and bed room onto the lanai. Carried unanimously.

Motion by Pat Altyn, seconded by Evelyn Lemin, to authorize unit 614 to install hurricane glass sliding doors from the living room and bedroom onto the lanai. Carried unanimously.

Motion by Pat Altyn, seconded by Evelyn Lemin, to authorize unit 605 to install hurricane glass sliding doors from the living room and bedroom onto the lanai. Carried unanimously.

Motion by Carol Lovejoy, seconded by Evelyn Lemin, to retain Friends Plumbing to install shut off valves in the clubhouse restrooms at a cost not to exceed \$1200. Carried unanimously.

11. Announcements

A. Mary Currey announced that the bike room floor has been painted.

B. Mary Currey announced the appointment of a Document Review Work Group with the task of reviewing all WBCA documents, attorney findings, and appropriate state statutes with the purpose of developing group of owners who are knowledgeable about WBCA documents and can be called upon for reference to issues. Members are Sally

Romano, Marion Linkh, Frank Cavallero, Jim Tallman, Pat Altyn, and Convener Mary Currey.

12. Open Comments: Two individuals had signed up, but their concerns had been addressed during the meeting and neither found it necessary to speak.
13. Motion by Evelyn Lemin, seconded by Carol Lovejoy to adjourn the meeting. Carried unanimously, and the meeting adjourned at 7:05 PM.