

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Wednesday, January 15, 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. Also present was Pat Cracchiolo from Ameri-Tech, substituting for Louis DeSantis.
2. Welcoming Comments: Mary Currey welcomed members returning from the North and also welcomed Pat Cracchiolo who was substituting for Louis DeSantis.
3. Motion by Carol Lovejoy, seconded by Pat Altyn, to approve the minutes of the December 2013 meeting. Motion carried unanimously.
4. Reports of Officers:
  - A. Jeff Schram indicated that new pool furniture has been purchased. Patrick Dorch has asked for donations of plastic containers that will be used for paint.
  - B. Pat Altyn announced the creation of a new Aesthetics Committee which will recommend guidelines to the board outlining specifications for lanai windows, storm doors and replacement windows.
5. Reports of Standing Committees:
  - A. Finance Committee: Tom McFarland reported a fiscal year surplus of over \$40,000. Some of the surplus will need to be used to offset under-budgeted insurance costs in the current budget. Additional funds will be needed for repairs due to storm damage. Overall, the budget shows a positive net revenue.
  - B. Building Committee: Cliff Lemin will meet with Patrick Dorch and determine which repairs Patrick will be able to complete and which will require the services of F&S.
  - C. Landscape Committee: Barbara Lerch reported that the committee has been removing dead, dying and invasive plants for the last five weeks and will continue to do so. In addition, the committee will remove juniper ground cover.
  - D. Pool Committee: David Martin thanked the board for purchasing new pool furniture and expressed appreciation for the smoking ban. He reminded residents that the last person to use the pool in the afternoon should cover it.
6. Volunteer Groups:

Social Activities Group: Cindy Cupisz reported that thirty-four people had attended the Welcome Back Omelet Breakfast on January 11. She summarized the major social events planned for the winter and spring and indicated that there have been some changes to the original schedule. A revised social calendar will be posted on the bulletin board of the clubhouse. The next event will be the French Country Bistro hosted by Mary Currey and Mike Metty scheduled for Saturday, Jan 25.

7. Unfinished Business:

- A. Carol Lovejoy indicated that during the week of January 20th, the newly installed electrical panels will be inspected by the City of Tarpon Springs.
- B. Jeff Schram addressed water control issues and ball valve installation on the property. All units should have ball valves installed. Cost to owners ranges from \$170 to \$220. On December 30, ball valves were installed on thirteen villas and one condo. On Friday, January 17, an additional five to eight will be installed. It is hoped that by the end of February the process will be complete. Residents are advised to turn their water off (by turning the valve slowly) whenever the complex is having a general water shutoff. Also, villa owners are advised to remove the valve handles when leaving because handles can be damaged by sprinklers.
- C. Safety and Security Update:  
Mary Currey provided a safety and security update. She wishes to develop policies which will empower residents. The board will be establishing a safety and security strategy and establishing a committee to address these issues which will be resident driven. Mary will be asking for volunteers to serve on the committee to address safety and security issues. Residents are encouraged to call the police if they observe anyone trespassing on the property, or acting in such a way as to threaten safety and security.
- D. Deferred Maintenance Plan:  
Mary indicated that trees have been trimmed, and some have been taken down. Removal of trees is very expensive, sometimes costing between \$800 and \$1000 per tree. The winter dormant time is the ideal time for trimming and pruning.  
The laundry room and bathrooms of the clubhouse will be the next major projects addressed. Mary asked association members for input regarding needed maintenance.

8. Community Manager: Pat Cracchiolo gave the report prepared by Louis DeSantis. He summarized issues related to mangroves, drainage and retention ponds, ball valve replacements, wooden stucco repair list, electrical panels and tree trimming.

9. New Business:

- A. Certifying e-mail votes from December 19, 2013 – January 12, 2014.  
Motion by Carol Lovejoy, seconded by Evelyn Lemin, to certify e-mail votes, (which had passed 5-0) for hiring Laurose Lawns, Inc. to trim hardwood trees and dead wood from trees throughout the 10 acre property at a cost of \$4,425, with an additional \$300 in case additional hardwood trees are identified as needed trimming for a total of \$4,725. Carried unanimously.  
Motion by Carol Lovejoy, seconded by Evelyn, to certify e-mail vote which had passed 4 with 1 unavailable for to approve new pavers for patio for villa 38. Carried unanimously.
- B. Motion by Evelyn Lemin, seconded by Pat Altyn to approve request by Unit 505 to install pavers for interior patio. Carried unanimously.

10. Announcements:

- A. Telephone Books: Marion Linkh indicated that 2014 directories are available for \$1.00 from her, TJ Nagy and Carol Lovejoy. Marion also asked to be informed of any additions or corrections for next year's directory.
- B. New Committees and Chairs: Mary Currey announced the following committees and chairs.
  - 1. Beautification/Grounds: Barbara Lerch Co-chair; Mary Schram, Co-chair; Mike Metty, Co-chair.

2. Building Committee: Bob Hutchinson, Co-chair; Cliff Lemin, Co-chair.
3. Finance Committee: Tom McFarland, Chair.
4. Communication Committee: Rich and Marion Linkh, Co-chairs.
5. Documents: Walter Cain, Chair.
6. Pool Committee: David Martin, Chair
7. Aesthetics Committee: Peggy Babst, Co-chair; Clara Demers, Co-chair.

C. Area Captains: Mary Currey announced the following area captains:

Walter Babst	Condo Buildings A, B C
Jean Carly	Condo Building D
Cliff Lemin	Condo Building E
Pam Brickey	Condo Building F
Carol Lovejoy	Condo Building G and J
Sally Romano	Condo Building H
Judy Sutherland	Condo Building K
Marion Linkh	Condo Buildings L & M
Stan Altyn	Condo Building O & Villas 1-8, 34-39
David Martin	Villas 9-13, 28-33
Sheila Basque	Villas 14-27

D. Task Force: Mary announced the 5 Year Plan Task Force. Evelyn Lemin and May Currey are Co-chairs, and committee members are: Stan Altyn, Sheila Basque, David Martin, Mary Schram, Sally Romano, Jim Tallman, Bob Tannura, Roger Engstrom and Barbara Lerch.

E. Volunteer Groups: Mary Currey announced the following volunteer groups:

1. Beautification Helpers - Brenda Perretti, Chair
2. Sunshine Committee - Cecilia Ammon, Chair
3. Social Activities – Cindy Cupisz, Chair

11. Adjournment: Motion by Carol Lovejoy, seconded by Evelyn Lemin, to adjourn the meeting.  
Carried unanimously and meeting adjourned at 7:17.