

Windrush Bay Condominium Association, Inc

Board of Director's Meeting

Thursday, October 16, 2014

Club House - 6:30 p.m.

1. Call to Order: President Mary Currey called the meeting to order at 6:30 p.m. Present were Mary Currey, Pat Altyn, Carol Lovejoy. Quorum was established. Also present was Lou DeSantis, Community Association Manager.
2. President Mary Currey welcomed members.
3. Motion to approve the minutes of the September 18, 2014 was made by Carol Lovejoy and seconded by Pat Altyn.
4. Report of Ameri-Tech Community Manager: Louis DeSantis reported that the re-roofing of Building D was completed, and all roofs were to be evaluated.
5. Finance Committee: Chairman Tom Mc Farland submitted the following written report. The results of operations after expenses and non-operation expense for the month ending September 30, 2014 ended in a positive \$1,359. For the 9 months, year to date ending September 30, 2014, the Association has a positive net income after all operating expenses of \$1,534. These figures show that for the 9 months of the current fiscal period, the Association continues on budget according to plan. Income and expenses for the month are primarily on target with forecast. As stated in prior reports, major roof repairs will continue to be funded through the reserve established in current and prior years and should not affect current year's net earnings.
6. Unfinished Business: A letter was sent to Windrush North regarding our concerns about the roads and lift station as it pertains to their building 10 new units.
7. New Business:
  - A motion to the approval of new windows for Villa 38 was made by Mary Currey and seconded by Carol Lovejoy.
  - Revised and updated Parking Violation Policies were posted on the Club House community board for prior review.
  - An update and information was received from the Utilities Superintendent for the City of Tarpon Springs.
  - Establishment of Procedures for: Signature card for Sun Trust Bank.
  - Trespass Authorization Form from Tarpon Springs Police Department will be signed at the November
8. Announcements:
  - No food is to be left in Club House Freezer without letting Sheila Basque know.
  - New ceiling fans were installed in the Club House courtesy of the Social Activities Group
  - All sidewalks have been power washed, all speed bumps painted and new hinges on many gates.

Adjournment: Meeting was adjourned at 7:10 p.m.