

# Windrush Bay Condominium Association, Inc.

Board Workshop – Open Forum

Thursday, January 8, 2015

Club House 10:30 a.m.

1. Call to Order: President, Mary Currey called the meeting to order at 10:30 a.m. and moderated a discussion of the issues below. Owners signed up in advance to be recognized. An informative discussion of each of the issues took place. The President, Vice-President, Secretary, and Treasurer and 20 other owners were present.

## 2. Discussion of Topics

- Topic 1: Aesthetics Committee & Community Feedback on Color Opportunities for WBCA.

Peggy Babst, Marion Linkh, Mary Towse and Elizabeth Carr signed up to speak to this issue. Peggy Babst, Co-Chair of the Aesthetics Committee reported that the committee members had driven around and visited condo developments, talked with commercial colorists and talked with realtors to determine and recommend the most contemporary new colors, so our property can look modern-day which will increase the value of our ownership. Marion Linkh supported the color selections and said that it is good that the board is allowing us to see the colors prior to voting, rather than having only the opportunity to look at paint samples. Mary Towse, who is also a realtor, supported the color choice further stating that it is in the best interest of our property values to make the property look as up-to-date as possible. Elizabeth Carr agreed with all the previous comments and volunteered to talk to many people and help get the 104 YES votes to achieve our new look. Additional discussion covered the possibility of allowing individual choice between two colors, viewpoints on the level of change involved, effects of aging on color and impact of color change. Substantial discussion by many owners was supportive of the process. A show of hands of the owners present showed that the majority liked the recommended colors. Many volunteered to help get out the vote.

- Topic 2. Interest or discussion of the opportunities for recreational development of The Pointe.

Mike Metty and Bob Hutchinson signed up to speak to this topic. Mike Metty reiterated that the original purpose of the property was for a water access and recreational community. Increasing amenities would likely improve the value of our property. Bob Hutchinson said that he liked the serenity of the point and that he was not sure about having more activities.

- Topic 3. Landscaping – continuing efforts and plans

Mary Schram spoke to this issue saying that the Landscape Committee will keep clearing the overgrowth. She reported many positive comments regarding the improved look of the place. A “shout out of thanks” and a round of applause for Jeff and Mary Schram for taking the lead on all this landscape improvement erupted.

- Topic 4. Any community interest in thinking about by-laws revisions.

Mike Metty and Elizabeth Carr signed up to speak to this issue. Mike Metty spoke to the importance of having our by-laws reviewed because it has been 30 years and there are inconsistencies in the bylaws. These are the original bylaws written by the developers who are now long gone. There are ways to rewrite the bylaws so they more accurately reflect the owners who must collectively govern ourselves. Elizabeth Carr asked about the cost of the legal review. There would be legal review fees and then the cost mailing and promoting the voting of the change in by-laws.

3. There being no more comments, the open forum adjourned at 11:30 a.m.