

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, January 15, 2015
Clubhouse 6:30 PM

1. Call to Order: Board 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 Louis DeSantis. Quorum was established.
2. Motion by Jeff Schram, seconded by Evelyn Lemin, to approve the minutes of the Board of Directors meeting on December 18, 2014.
Carried unanimously.
3. Motion by Jeff Schram, seconded by Pat Altyn to approve minutes of the Board Workshop/Open Forum meeting of January 8, 2015. Carried unanimously.
4. Community Association Manager Louis DeSantis reported on the progress of the lift station. Four tasks were completed: a) installed new pump b) pulled and cleaned second pump c) installed explosion proof mechanical alternator and d) completed clearing of station with pump truck. In addition, the roof leak on condo 406 was repaired.
5. Reports of Standing Committees:
 - A. Finance Committee: Tom MacFarland reported that the result of operations for the month ending December 31, 2014 ended \$2,374 in the negative. For the year ending December 31, 2014 the association had a negative net income of \$15,310. Due to the holidays there appears to be a timing lag in the collection of maintenance fees. In addition, 2014 saw the completion of the detention ponds project, mangrove project, pool motor

- repair and major lift station repairs. Despite the projects, the association was able to retain 67% of the prior year's surplus to carry over to the new year.
- B. Pool Committee: David Martin reported that the pool will be closed from April 18 to May 15 for a complete resurfacing.
 - C. Building Committee: Bob Hutchinson reported that preparations for painting the condo buildings plus the clubhouse and laundry room are moving forward. All buildings are being inspected and a list of maintenance projects compiled. Some projects can be done by Patrick Dorch. Others will need to be bid. Wood patio enclosures are in need of repair. Any roof leaks should be reported immediately and will be inspected.
 - D. Paint Color Selection Committee (formerly Aesthetics Committee): The Clubhouse entrances have been painted in the colors proposed by the Color Selection Committee. Adopting the proposed color change requires 75% approval of all unit owners for a total of 104 units. The vote will take place at the March 19th Board of Directors Meeting.
 - E. Landscape Committee: Mary Schram reported that she, Barbara Lerch and Mike Metty meet every Tuesday morning and trim trees and clear shrubs. Mary extended an invitation to residents to join in helping the committee. She reminded condo owners to make sure that plants are kept away from wooden structures.

7. Unfinished Business:

A. Mary Currey discussed the establishment of an Approved Alterations Guidelines Committee to create a document available for owners in refurbishing their condos and villas.

B. Mary also called for a legal review of documents for two issues. The first pertains to the use of the point including kayak storage, a floating dock, fire pits, bocce court and other outdoor recreation. The second relates to a conflict between the fact that Windrush Bay is not an age restricted community and some documents that contain age restrictions for those sixteen years of age and under.

C. Motion by Jeff Schram, seconded by Carol Lovejoy, to approve C Clean Janitorial Service, Inc. to clean the clubhouse and laundry room every two weeks at a monthly cost of \$188. Carried unanimously.

D. Motion by Evelyn Lemin, seconded by Pat Altyn, to accept Color Selection Committee recommendations for choice of color. Carried with a vote of 4-1, with Carol Lovejoy dissenting.

8. New Business:

A. Mary Currey explained procedures for voting on the color change. Seventy-five percent of owners must approve. All owners will be mailed ballots which must be mailed, scanned or faxed to AmeriTech upon receipt. Votes and proxies will be tabulated at the March 19th meeting.

B. Motion by Pat Altyn, seconded by Evelyn Lemin, to suspend the rules and regulations prohibiting attaching documents to window of the clubhouse until voting on March 19th. Carried 4-1 with Carol Lovejoy dissenting.

C. Mary Currey noted inconsistencies with original documents and discussed the need for additional document review.

9. Announcements:

A. Mary announced the appointment of a committee, chaired by Walter Babst, to recommend the selection of a professional painting company.

B. Phone books are available from Carol Lovejoy, T.J. Nagy and Marion Linkh at a cost of \$1.00 each.

10. Open Comments:

Bob Hutchinson spoke about the beauty of the point and did not feel it should be used for “outdoor” recreation. He noted the proximity to two island parks and feels the point should be “beautified”, but nothing should be done to obstruct the beautiful views. Such initiatives such as kayak storage “would likely be detrimental to the charm of our property”. Bob provided the board with a written copy of his comments.

11. Motion to Adjourn:

Motion by Mary Currey, seconded by Evelyn Lemin, to adjourn the meeting. Carried unanimously, and the meeting adjourned at 7:10.