

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Thursday, February 18, 2016  
Clubhouse 6:30 PM

1. Call to Order: Board President Mary Currey called the meeting to order at 6:30 PM. Present were Wally Bode, Mary Currey, Joyce Dye, Carol Lovejoy and Jeff Schram. Also present was Louis DeSantis.
2. Quorum was established.
3. Motion by Joyce Dye, seconded by Carol Lovejoy, to approve the minutes of the January 21, 2016 Board Meeting. Carried unanimously.
4. Open Comments on Agenda Items:  
Kathy Cokonis summarized the condition of her condo which had been rented for many years. She described extensive water damage and mold and other damage which needs to be repaired in Unit 647.
5. Standing Committees:
  - a. Finance Committee: Tom McFarland submitted a report which was read by Mary Curry. Revenue collected was \$85,696. This is favorable to the budget by \$31,786 due to collections of management fees from 2015 which were received during January. Expenses for January were on budget, but year to date results amount to a positive variance to budget of \$31,748. Jeff Schram clarified and explained that the collection of management fees was not from 2015 but 2016 and was the result of some unit owners paying for the year.
  - b. Pool Committee: Due to the milder weather, the pool use has increased. Jeff Schram acknowledged the role of Bob and Sharon Tannura in keeping an eye on the pool area. A sign will appear in the pool each evening

- indicating whether or not the pool should be covered because of varying wind intensity.
- c. Building Committee: Bob Hutchinson reported that the committee has inspected all condo buildings for termites. There is some concern that there may be termites in building L.
  - d. Landscape Committee: The committee has been working on a plan for the Florida Ave berm and the entrance to Windrush Bay. It is hoped that the area can be planted in sequential stages using volunteer labor. Plant selections should be low maintenance, sandy soil tolerant, central coastal friendly and require minimal watering.
6. Volunteer Groups:
- a. Social: Mary Schram summarized the on-going activities: Bingo, Game Night, Mah Jongg, and Texas Hold Em. She indicated that the Pancake Breakfast had forty-seven attendees, and Country Western Dance had sixty-three.
  - b. Crime Watch: Carol Lovejoy announced that the Crime Watch picnic will be March 12. She also mentioned that cars and trucks are exceeding the property speed limit which is 15 mph.  
If residents see any incidents, they are to call the police but should also inform Carol.
7. Unfinished Business:
- a. Sea Wall: A consulting engineer will be reviewing the sea wall and the status of the point next Tuesday. Jeff Schram reported that an engineer has also visited Windrush Bay North, and the sea wall is in a state of major disrepair. Repair Options available range in cost from \$60,000 to \$150,000. Costs will be split equally between Windrush North and Windrush Bay.
  - b. Guidelines for Replacing Memorial Benches for Purchase by Owners. The Board is developing specifications which

indicate that benches should be (1) commercial grade, outdoor furniture (2) be made of recycled plastic that looks like wood or gray concrete (3) have back and arms (4) be maintenance free. Such benches will be expensive ranging from \$350 to \$650.

8. New Business:

- a. Motion by Jeff Schram, seconded by Wally Bode, to authorize owners of Unit 645 to remodel bath as per drawings and estimate by C. Miller Construction, Inc. Carried by 4 with 1 abstention. (Joyce Dye abstained because 645 is her unit.)
- b. Motion by Wally Bode, seconded by Carol Lovejoy, to defer the request by Unit 647 to remove the divider between living room and dining room until architectural review and approval forms are completed. Carried unanimously.
- c. Motion by Carol Lovejoy, seconded by Wally Bode, to authorize Unit 649 to have Daly Home Improvements install 7 white vinyl frame hurricane impact windows as per architectural review and approval form and as recommended by the building committee. Carried unanimously.
- d. Owner Survey: Joyce Dye reported that owner surveys placed a high priority on maximizing the use of the clubhouse and pool area. Mary Towse and Mary Schram will develop a short survey dealing with these issues using a program named “survey monkey” and which can be completed on-line.
- e. Laundry Room Update: Jeff Schram explained that between March 2014 and December 2014, 538 wash loads and dry loads were done, and the amount collected was \$1,615.41. This amount does not cover electricity, gas

- and water costs. The Board will continue to chart usage and will contact suppliers and examine options.
- f. Update on Meeting with Windrush North: Marry Curry reported that the meetings with Windrush North have been positive, and they are seeking to partner with our association on a number of issues including recycling.
  - g. Process of Reserving Clubhouse: Carol Lovejoy reported that there are two pages on the website dealing with procedures for reserving the clubhouse. These procedures are being reviewed. The question of whether private parties can have liquor needs to be discussed in more detail.
9. Adjournment: Motion by Joyce Dye, seconded by Carol Lovejoy, to adjourn the meeting. Carried unanimously, and meeting adjourned at 7:05 PM.