

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Thursday, June 15, 2017, 7pm  
WBCA CLUBHOUSE

1. Call to order by President Carol Lovejoy at 7 pm.
2. Quorum of board established: Vice President Pat Altyn, Treasurer Sheila Basque, Secretary Judy Sutherland on telephone, Director Bob Hutchinson on telephone, Ameri-Tech's Scott McEnelly for Lou DeSantis.
3. Minutes approved for May 18, 2017 board meeting and May 23, May 30, and June 13, 2017 board workshop meetings.  
Motion by Pat, Second by Sheila. Vote unanimous.

4. Ameri-Tech Reports:

"B" Building roofing is still being evaluated and will be on agenda for next month.

5. **Committee reports** (written reports read by Carol, will be posted on website)

**Buildings** - O building roof is being replaced, H building roof repaired, B building roof repair estimate coming, street island area near villa 15 paved, villa front door replacement options being researched by Pat A and Bob H

**Finance** - part of Louis DeSantis report, read by AmeriTech Scott McEnelly

**Landscape** - no report but mentioned the need to water new plantings during droughts, Kristin Hardy working on new plantings and watering in villa common areas

**Patio & Deck** - have not received enough information to share on costs of benches yet Phone books — Carol said 20 more being reprinted for 2017, \$1 per book  
phone books are now free for new owners as part of their welcome packet  
due to generous, anonymous donation

**Pool** - pool cooler is keeping temperature at pleasant 86, proposals for re-thatching tikihuts and further increasing shade options poolside are coming in Recorder-at-Meetings — Carol thanked Dory Bryant, Bernie Monaghan and Annmarie Polinsky for volunteering to help take minutes of board meeting minutes until Rich Linkh gets back

**Seawall** - Jeff Schram in contact with marine engineer, bid package going out to contractors soon, mangrove cutting/partial removal requires county permit and mangrove specialists  
Welcome packets - packets prepared by Sally Romano, given to new owners, new year-round renters and new seasonal renters by Sally or board member when Sally is not here. Each contains a welcome letter from the president and several other items including pool rules and social calendar for January-March.

**6. Volunteer Groups**

**Crime Watch** - possible bike theft from laundry being investigated by Carol with cooperation of police, illegal door to door solicitation, Carol called business owner, police called at second offense after that, police called business owner- if notice anything suspicious, call police directly as soon as possible

Social Activity Group - Sheila discussed 4th of July BBQ, starting at 2pm, with apps at 4m, grilling at 5pm, and Fireworks at sundown. All are welcome.

**7. Unfinished Business**

Point project - seawall project is priority right now, determining amount of concrete for sidewalks, bench pads, patio on point, and extension of clubhouse patio to be poured all at same time, still discussing lighting options, grass options, bench options

Pool & patio area — extension of concrete patio from clubhouse planned Clubhouse - tiling chair room & office , upcoming survey monkey will ask all

owners if they want the pool table to be replaced (by funds or by donation or by estate sales?)

Villa island area — paving complete with ratification of vote (motion Pat, Sheila second, voted unanimously) Allegiance was in area and matched price lower bid

villa front door replacement options — discussed by Pat Altyn

**8. New Business** -- discussion of palm tree trimming, with one dead palm to be removed.

Bob and Patrick will discuss frequency/necessity with Arborist. 9. Announcements

10. Adjourn motion by Carol, seconded Pat & Sheila. Vote unanimous.

Minutes: B Monaghan