

Windrush Bay Condominium Association, Inc.  
Minutes of Workshop Meeting  
March 15th, 2017

A Board of Directors' Workshop of the Windrush Bay Condominium Association, Inc. was held on Wednesday, March 15. The president, vice president, secretary and director were present. The meeting was called to order at 7 p.m.

Others present were Louis DeSantis, Ameritech Assoc. Manager, owners - Trudy Neal, Sally & Steve Romano, Jeff & Mary Schram, Bob Tannura, Joe & Nancy Reschar, Grant Fritshaw, Elizabeth Carr and Carol Compton.

A town hall style meeting was held between the Board of Directors and owners on all 4 proposed amendments.

This discussion started with item 3 which would allow either owner to vote by proxy, as opposed to only the owner listed on the voting certificate.

Owners stated there was a need to get more owners to vote, get the proxies in, more understanding from owners & more follow up by the Board. A show of hands indicated most owners present would vote for the proposed amendment.

Item 4 - Most owners had no problem with changing the wording of the proxies from general to limited for votes on amendments and that a person may hold more than 5 proxies.

Most discussion centered on Item 3 & 4 - Amendment procedure in Declaration & By-Laws. Owners were concerned on how this would effect the common elements. If it would change the 75% vote presently needed to change the common elements. It was explained in order to change the common elements, a vote on it as an amendment would be needed. It was suggested to have an additional explanation sent concerning this; survey monkey was suggested to be used, E mail blast to be sent. The board has to decide on which way to go - either total voting interests( 67% 93 yes votes needed) or a % of the vote as long as a quorum is met. (51 % was suggested.) Changing the month of the annual members meeting from Nov. to Jan. was suggested. This can't be done because of the by-laws. However, a special Board of Directors meeting can be called at any time.

This meeting was adjourned at 8 p.m.

Judy Sutherland  
WBCA Secretary  
March 15th, 2017