

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, May 18, 2017, 7 pm
WBCA Clubhouse

1. Call to Order by (President) Carol Lovejoy.
 2. Quorum established: (Vice President) Pat Altyn, (Treasurer) Sheila Basque, (Secretary) Judy Sutherland on telephone, (Director) Bob Hutchinson absent, (Ameri-Tech) Lou DeSantos.
 3. Board and Workshop Meetings Minutes (April 20, through May 26) approved.
Motion by Pat, Second by Sheila, Vote Aye.
 4. Ameri-Tech Community Manager Reports:
\$1506 outstanding/one unit on lien and collection
Sunshine Elec. Estimate on ground rods in 3 weeks
Roofs on Buildings O and M – O has tarpon, O needs immediate repair before further damage, both O and M will be estimated and evaluated by Innovative Roofing. Discussion re: best contractor, Lou explains previous contract bids and results positive for continued use.
Motion by Pat, Second Sheila, Vote Aye. One lease application pending, #645.
 5. Assorted (mixed) discussions followed:
Solar electric for lighting; Sheila researched w/Sunshine Electric but found costs vs. electric prohibitive; 6K per pole for durable. New resident David (?) is electrician and has family contacts and will research further. Will also research pool shades.
Joan asked about fence repair. Response was fence in fairly good condition, but may need to be replaced, need for future planning. 4”vs 6” fence? Dan Comstock Smith fence; same, possible black vinyl at \$22/foot.
New doors on some villas? Only for residents who need/want. Must fit current profile but no longer available due to size and installation. Pat researching and explained lack of light, no windows in villas, therefore window in door imperative.
Lou explained Reuben Carson will send Seawall specs shortly.
Carol explained need for more phone books, is handling, available about 1 week.
Pool much quieter; no cover needed until October, will heat to 86 degrees.
Pool party scheduled 5/29, apps @4, grill @5. Party also scheduled 4th July.
Mah-Johng(sic?) in Clubhouse Wednesday, 1pm.
- Adjourn: Motion by Judy, Second by Pat. Vote Aye.

Minutes: B. Monaghan