

**WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING MINUTES
TUESDAY NOV 28, 2017
8:00 AM
WBCA CLUBHOUSE**

1. Call to order by Carol Lovejoy at 8:00 a.m.
2. Quorum of board established: Pat Altyn & Carol Lovejoy in person. Bob Hutchinson, Bob Tannura, & Judy Sutherland by telephone.
3. Insurance Policy Renewal Proposals for December 6, 2017. Tamra Millikan gave us two different options to choose from: Heritage which is \$142,179.77 per year with \$5,000.00 AOP deductible, 5% hurricane & 10% sinkhole deductibles. American Coastal which is \$141,754.17 per year with \$2,500.00 AOP deductible, 2% hurricane & 3% sinkhole deductibles. After Board discussion, Carol Lovejoy made a motion to go with American Coastal without environmental impairment liability option. Pat Altyn 2nd the motion. All in favor 5. Opposed 0.
4. Bonus for maintenance man. Bob Hutchinson made a motion to give Patrick Dorch a \$3,000.00 bonus. Pat Altyn 2nd the motion. It was mentioned how much work he did from the hurricane clean up. He saved us \$3,900.00 by maintaining the bait boxes instead of hiring it out. Also saved us \$1,800.00 by dismantling the island. Walter Babst stated that one weeks pay should be sufficient. Jeff Schram stated that the finance committee needs to know about these things before there is a vote to determine where the money will come from. All in favor 5. Opposed 0.
5. Discussion items:
 - a. Applications (purchases and rentals): list of units given to Lou to check into rental applications.
 - b. Building Maintenance: buildings B & L need stucco work. Patrick is in contact with Homeworks of Holiday for this. 654 will be getting new windows in lanai. Bob H. will be in touch with 506 regarding renovations.
 - c. Pool: 4th tiki hut request is on hold. Cover is set up now for winter season.
 - d. Grounds: 1. Seawall/Point Project is status quo. 2. Patio area extension proposal is on hold. 3. Landscaping (including requests). 4X8 lattice to hide pool pump and one for the lift station. Vote at December meeting.
 - e. Work orders- status quo.
 - f. Finances: we are in good shape
6. Adjourn: Pat Altyn made a motion to adjourn, Bob Tannura 2nd the motion. All in favor 5. Opposed 0. Meeting adjourned at 9:06 a.m.

—Mary Schram
Recorder-at-Meetings Committee