

Windrush Bay Condominium Association, Inc.  
Board of Directors Meeting  
Thursday, October 18, 2018  
Windrush Bay Clubhouse 7:00 PM

1. **Call to Order:** President Carol Lovejoy called the meeting to order at 7 PM. Present were Pat Altyn and Bob Tannura. Also present was Kathy Hines, Association Manager.
2. Quorum was established.
3. Motion to accept the minutes from the September 20th, 2018, Board Meeting, September 25th, 2018, Board Meeting, September 25th Workshop Meeting and October 9th, 2018 Workshop Meeting was made by Pat Altyn, seconded by Bob Tannura. Carried unanimously.
4. **Managers Report:** Kathy Hines reported Waste Management would begin collecting trash 3 times a week on November 1, 2018 resuming the winter schedule.
5. **Committee Reports:**
  - A. Building: No report
  - B. Finance: Bob Tannura stated we spent \$21,392 more than we took in of September. Running a deficit of \$42,725. We paid October insurance premium in September so we can subtract \$12,182 from the previous deficits. Last months legal fees were \$5,915. We have an annual budget of \$5,000. Currently we are \$2,065 over budget.
  - C. Landscape and Beautification: no report
  - D. Phone Book: Marion will be returning and will start to prepare the 2019 phone books. Please report anything incorrect or new for your information.
  - E. Welcome Packets: No report.
  - F. Pool: Deck is painted, heater is on and all is well.
  - G. Recorder at Meetings: Rich will be returning and will continue as recorder.
6. **Volunteer Groups:**
  - A. Crime Watch: Chain by path next to car wash was removed and has been replaced. A reminder to residence to watch their purses while shopping as this is the time of year when purse snatching is high.

- B. Social: Chili cookout will be on Valentines Day. The Veterans will be collecting November 19 or 20th. You are asked to bring anything you wish to donate to the pool room in the Clubhouse.

**7. Unfinished Business:**

- A. Motion to ratify the payments to Sam Swinton for the repair of stucco on building B and top of 502 was made by Carol Lovejoy, seconded by Bob Tannura. Carried unanimously.
- B. Entry road lighting and entry sign lighting to be resolved.
- C. Villa painting to start November 14th, 2018. Please remove all plants and decorations from around buildings.
- D. Landscaping concerns. Okay to trim bushes by villas. Mowing is now on winter schedule of every other week.
- E. Work is continuing on chimney repair.
- F. The Board will be having a company come out to give an estimate on replacement of rollers to the Clubhouse slider doors. There will be a charge of \$75.00 for the estimate and if owners would like to receive an estimate from the company at the same time, for their sliders please call Carol Lovejoy.

**8. New Business:**

- A. J building soffit replacement/repair was completed.
- B. The Board agreed to pay the plumbing bill to repair the sewer pipe from villa 34 due to tree root damage.
- C. The Board agreed to accept Friends Plumbing bid to repair the water pipe in the ground in front of villa 29.

**9. Announcements:**

- A. Workshop Meeting Oct. 23. Budget/Membership/Board Meeting, Tuesday November 13th, 2018
- B. Adjournment: Motion to adjourn was made by Pat Altyn, seconded by Carol Lovejoy. Carried unanimously. Adjourned at 8:15 PM

Respectfully submitted,

Peggy Babst