

# Windrush Bay Condominium Association, Inc.

## Annual Meeting

Tuesday, November 12, 2019 Clubhouse

Call to Order: Carol Lovejoy called the meeting to order at 7:00 PM. Present were Bob Hutchinson (by phone), Carol Lovejoy, Trudy Neal, Judy Sutherland, and Bob Tannura. Also present was Ashley Moore, manager from AmeriTech.

Proof of Notice of Meeting: Ashley Moore indicated that Notice of the Meeting had been sent to all owners by mail and had been posted on bulletin boards and in the clubhouse.

Certification of Proxies as Establishing Quorum. Seventy-one proxies were counted, and quorum was established. (Since only seventy-one are required.) Motion by Pat Altyn, seconded by Bob Hutchinson, to waive the reading and approve the minutes of the last Annual Members' Meeting. Carried unanimously.

Ashley Moore indicated that all candidates for the Board had read and agreed to abide by the Association documents.

Election of Directors: Since there were only three candidates for three positions, there was no formal election. Pat Altyn did not run again, and Trudy Neal will replace her. Carol Lovejoy and Bob Tannura will remain on the Board.

### Report of Committees:

a. Buildings: Bob Hutchinson reported that during the year, three complete roofs have been replaced. In addition, Watertight Roofing had identified two problems with the roof on Building L, the remediation of which is expected to cost \$1750. There are several soffits in need of repair, and Bob will put together a proposal when he returns to Windrush in the next few weeks.

b. Finance: Jeff Schram reported that for the month of October,

the Association finished with a \$6000 surplus. At this point the Board is \$27,682 under budget. This will enable the Board to increase the roofing reserves account. Next year's budget will be extremely tight so any saving during this fiscal year will be helpful. In addition, since March, the Association earned over \$2000 in interest from money market transfers and five CD's.

c. Beautification: Mary Schram reported that she and a few volunteers have finished extensive planting around building O. Barbara Lerch and Mary Schram will continue planting and are willing to advise residents as to which plants are most appropriate in this climate. Mary also reported that Ace Hardware will deliver plants when the order exceeds \$100. She also stressed the need for additional volunteers.

d. Carol Lovejoy reported that since January, Windrush Bay has twelve new owners. She asked that necessary information and any corrections be e-mailed to her as the phone book will be updated in December.

e. Pool: David Martin reported that Jeff Schram has ordered a new pool cover which will be installed in the next few weeks. He also indicated that new signs for the pool will prohibit food and glass in the pool area. The committee is

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recommending that the Board approve an additional Tiki hut for the pool area along with the purchase of eight additional chairs.

f. Recorder of Meetings: Carol asked for additional volunteers to record minutes at meetings. She thanked all those who have volunteered this year.

g. Welcome packets: Sally Romano reported that she is working on the welcome packets and is waiting for the revised phone book. She will distribute the packets to new residents in January.

9. Volunteer Groups:

a. Crime Watch: Officer Anthony Boone is the new Crime Watch Officer named by the Tarpon Springs Police Department. Carol has had limited phone contact with him, and she indicated that he seemed very responsive.

There is still a link with Crime Watch on the Windrush Bay website.

b. Social Activities: While there is no formal social activities committee, Sheila Basque and Mary Schram have agreed to be co-treasurers, and Tina Barber continues to volunteer. Any Association member can suggest activities. Additional volunteers are needed.

10. Unfinished Business: Mary Schram recommended that the Board purchase eight additional chairs just like the ones in the pool area. The cost for the eight chairs would be \$828.96. She also recommended the purchase of a \$1200 picnic table from Bottlewood made of the same material as the benches on the point. Carol will put the items on the December meeting agenda for a vote by the Board.

11. New Business:

a. Vote to waive financial reporting. Vote passed by a vote of 43 yes to 20 no. b. Vote results for By-laws 2:4. Voting Representative failed to get the

necessary 93 votes required.

c. Seating of the new Board. Earlier in the meeting, Carol Lovejoy thanked

Pat Altyn for her service and presented her with a gift from Carol. Trudy Neal was seated.

12. Adjournment: Motion by Carol Lovejoy, seconded by Bob Tannura, to adjourn

the meeting. Meeting adjourned at 6:59 PM.

Respectfully submitted by Rich Link, Recorder-at-Meeting  
11/2019 edited by board members 11/2/2020