

Windrush Bay Condominium Association, Inc.  
Annual Members Meeting  
Tuesday, November 9, 2021  
WBCM Clubhouse

I. Carol Lovejoy called the meeting to order at 6:02 PM. Board members Judy Sutherland and Mary Schram were present in addition to Carol, and Bob Hutchinson and Di DelMedico were on conference call. Ameri-Tech community manager, Chris Stancil, was also present.

II. Chris Stancil provided proof of notice of the meeting, having mailed written notices to all association members on September 10, 2021 and October 21, 2021 and also posting notices on community bulletin boards.

III. Eight-one proxies and seventy-seven ballots were received and certified and quorum was established.

IV. Motion by Carol Lovejoy, seconded by Mary Schram, to waive the reading of the minutes of November 12, 2019. Carried unanimously.

V. Motion by Carol Lovejoy, seconded by Mary Schram, to approve the minutes of November 12, 2019. Carried unanimously.

VI. There were four candidate for the three empty seats on the Board. Votes were as follows:

Julie Eichner	71	Gina LaRocca	55
Ivar Fiskaa	29	Deb Merrill	65

Therefore, Julie Eichner, Gina LaRocca and Deb Merrill were  
Elected to the Board.

VII. Report of Officers and Committees

A. Pool

Bob Tannura reminded residents that the gate of the pool area must be locked when no one is in the pool area. In addition, no one can be in the pool area when the pool cover is on. Pool rules are posted on the bulletin board by the pool entrance. The pool cover does not go on until December 1st.

B. Building Committee:

Bob Hutchinson reported that the association 2021 with higher than usual stucco repairs to condo buildings, and extensive plumbing repairs under building M costing over \$10,000. It is expected that the 2021 repair and maintenance fund will be about over budget, but it must be remembered that the budget account had been reduced by \$15,000 below the 2020 budget. During 2021, three buildings were re-roofed. A roof problem has been discovered at K building, which was scheduled for replacement, and buildings A,C.E L and laundry and clubhouse will be re-roofed in 2022.

Bob also indicated that he will be resigning as Chair of the Building Committee but will be available to help the new Chair.

At this point, Mary Schram presented out-going President Carol Lovejoy, with a gift on behalf of the Board and thanked her for her ten years of service. Those in attendance also acknowledged Carol's dedicated service.

VIII. New Business:  
The new Board was seated.

IX. The meeting adjourned at 6:35 PM.