

Windrush Bay Condominium Association, Inc.
Special Board of Directors Meeting
Wednesday, March 2, 2022
6 PM Clubhouse

- I. Call to Order: Board President, Judy Sutherland, called the meeting to order at 6 PM. Present were Board members Gina La Rocca, Julie Eichner, Bob Hutchinson, Deb Merrill and Judy Sutherland. Also present were Chris Stancil and Phil Colletis from AmeriTech.
- II. Quorum was established.
- III. Discussion of Board President's decision to seek legal advice concerning the Board's approval of Unit 613's request for glass lanai windows. Judy Sutherland explained that, after the February 16th meeting, she had concerns that the Board had exceeded its authority by granting the request, and wanted to be certain that the Board decision was not in violation of association documents. Especially in view of a previous

attorney opinion, Judy felt compelled to seek the general counsel's advice. Niki F. Asmer, Esq, who serves as general counsel to the Windrush Bay Condominium Association, opined that the Board's approving Unit 613's application to enclose the lanai with tempered glass was approved in error and was in direct conflict with the Declaration of the Association and its rules and regulations. The attorney then sent a letter via hand delivery to the owner which was read aloud at the meeting. The letter notified the owner of Unit 613 that the Board's approval of February 16, 2022 was made in error and was hereby retracted and nullified. If the owner had already begun construction, she should cease and desist immediately.

At this point, the Board discussed various aspects of the attorney's opinion and specific clauses of the association documents. The nature of a limited common element was reviewed in detail, and after approximately twenty minutes of explanation and discussion, a Motion was made by Bob Hutchinson,

seconded by Gina LaRocca, to close discussion. Carried unanimously.

!V_ _____ Motion by Bob Hutchinson, seconded by Deb Merrill, to retract the Board's _____ decision of February 16, 2022 to approve Unit 613's request to install glass windows on the lanai, contingent upon the engineer's report indicating that such installation would be structurally sound. Carried unanimously.

V. Meeting adjourned at 6:30 PM.