

Windrush Bay Condominium Association, Inc
Five Year Plan Task Force
Report of Initial Meeting

LOOK TO THE FUTURE

Purpose

The purpose of this Task Force is to gather data and information from residents, look to anticipate what lies ahead and bring forward longer range actions or decisions for the Board of Directors to consider. The intent is to increase input and openness to help shape the direction of Windrush Bay as a community and a gulf-access property. Our motto is “Look to the Future, Not the Rear View Mirror”.

Strong Interest in Observable and Transparent Actions

Task Force members are strongly interested in increasing the visibility and transparency of decision making for the Association. Community wide input will be sought through the use of questionnaires, surveys, public meetings and discussions. Reports will be posted and updated on the association's website www.windrushbay.org.

Keep Being Neighborly

Continuation of a “welcoming community” is important, and the involvement of all interested parties is valued. Thoughtful and coherent movement forward is an underlying value along with consideration of and respect for the efforts of long-time residents. There is a strong belief in the strengths and resiliency of this community.

Members of the Task Force are:

Stan Altyn, Sheila Basque, Roger Engstrom, Barbara Lerch, David Martin, Sally Romano, Mary Schram, Jim Tallman, and Bob Tannura. Mary Currey and Evelyn Lemin are Co-Chairs of the Task Force. Mike Metty facilitated this meeting, guiding the group through an analysis process. The residential make-up of the task force is 5 condominium owners, 4 villa owners, one co-chair is a condominium owner and the other is a villa owner. Three members are year round residents.

Meeting Activities

The Task Force met on February 19, 2013, and conducted a **Strength, Weaknesses, Opportunities, and Threats (SWOT)** Analysis regarding Windrush Bay property and association. Strengths and Weakness are internal issues that can be responded to through resident activities and policies. Opportunities and Threats are external issues that have to be dealt with in conjunction with other organizations, agencies, entities.

For 30 minutes, members wrote on poster boards labeled **STRENGTHS, WEAKNESSES, OPPORTUNITIES, and THREATS** and identified specific things and ideas that they viewed important to Windrush Bay.

The results of the analysis are:

Strengths: (x 3 means item was written 3 times)

Location x 3, gulf view, in Tarpon Springs, sense of community, diversity of backgrounds, long term residents, volunteers, friendly/neighborly, heated pool, location to community outside of Windrush Bay, active committees, cost of units, close personal and familial relationships, property management.

Weaknesses: too many rentals, security x4, communication, aging landscape x 3, eye appeal, aging

sprinkler system, assessments, everyone is related, walkways (not accessible for people with walkers), age of buildings, year round residents vs snowbirds – double standard, water issues, inconsistent enforcement of rules, property management

Opportunities:

New owners, most think it is a great place, recent updates, close to the water, new ideas, turn over, “new retirement approaches”, boomers, sunlight, wish list for memorials (no more benches).

Threats:

Old buildings, aging residents, turnover of units, purchases by speculators for rentals, electrical services need updating, age of place, cost of power, insurance costs, safety-lights, security, hurricanes, trespassing, deterioration of buildings, termites/pests, water valves, snakes

Members of the task force then reviewed the items and grouped them into areas of like mindedness. As a result of the analysis, several areas of concern rose to priority status: grounds and landscaping, safety and security, the aging of the utilities/ infrastructure, the make-up/demographic patterns of the residents, and social and recreational activities.

Members then volunteered to work in various areas:

Grounds & Landscape Maintenance: Barbara Lerch, Mary Schram

(enhancement, improvements, plans and options, make recommendations)

Security & Safety: Bob Tannura, David Basque

(review ideas and ways to increase security/safety on property, make recommendations)

Infrastructure: Roger Engstrom, Bob Tannura

(review status of electrical, water, sewer, sprinklers, pool heaters, make recommendations)

Recreational & Social Activities: Sheila Basque, Jim Tallman, Stan Altyn

(review, obtain input, evaluate, and make recommendations)

Demographics: Sally Romano, Sheila Basque, David Martin, Evelyn Lemin

(find out who we are as a residential community today, projected / likely changes, identify trends – boomers and millennial, multi-generational, retirement patterns)

Next Meeting: March 19, 2013, 2:00-4:00 pm in the Clubhouse.

Time line:

1st Open Forum/Community Meeting - October 2013 – Club house – 2:00-3:00 pm.

1st Draft to Board of Directors/Discussion & Comments – December 2013 Board Meeting

2nd Open Forum/Community Meeting – January 15, 2014

2nd Draft to Board of Directors/Discussion & Comments – February 2014 Board Meeting

Final Draft to Board of Directors – March 2014 Board Meeting

Reports and drafts will be available on the www.windrushbay.org

Other meetings and work sessions may be scheduled. Task Force members will invite other community member participation as needed. Electronic communication may occur throughout the process.

Submitted: March 1, 2013