

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Wednesday, March 19, 2014
Clubhouse 6:30 PM

1. Call to Order: President Mary Currey called the meeting to order at 6:30 PM. Present were: Pat Altyn, Mary Currey, Evelyn Lemin, Carol Lovejoy and Jeff Schram. Quorum was established. Also present was Louis DeSantis, Community Association Manager.
2. President Mary Currey welcomed new members.
3. Approval of Minutes: Motion by Jeff Schram, seconded by Pat Altyn, to approve the minutes of the meeting of February 19, 2014. Carried unanimously.
4. Motion by Pat Altyn, seconded by Evelyn Lemin, to approve the minutes of the workshop meeting with the arborist on March 11, 2014. Carried unanimously.
5. Report of AmeriTech Community Association Manager. Louis DeSantis reported that he meets every Tuesday morning with one or two Board members. He will shortly arrange a meeting between the finance committee and prospective auditors.
6. Reports of Standing Committees:
 - A. Finance: Tom McFarland submitted a written report showing that February ended with a year-to-date positive net revenue of \$9,341. The insurance expense line is over budget by \$4,481 due to the increased cost of premiums for

flood insurance. In February the Association received revenues in excess of the budget in the amount of \$3,716 primarily from receipt of management fees current and prepaid.

- B. Building Committee: Cliff Lemin reported that F & S will be working on several condo buildings beginning Friday, March 21.
- C. Landscape Committee: Barbara Lerch reported that the committee has planted approximately sixty plants and shrubs around the laundry room and clubhouse. It will continue removing dead and invasive plants.
- D. Pool Committee: David Martin reported that residents have been covering the pool each evening, but, as of the end of March, it will no longer be necessary to do so.

7. Volunteer Groups

- A. Social Activities: Cindy Cupisz reported that “Celebrating Community: Thirty-Five Years of Windrush Bay” was a great success. She reminded residents that the Farewell Breakfast will be held on Saturday, March 22 at 9:00. Cindy explained that the social calendar for next year has been developed and will be posted on the website. Mary Currey thanked Cindy and the committee for their hard work throughout the year.
- B. Crime Watch: T.J. Nagy reported that the Crime Watch picnic was a success and will be held again next year. Carol Lovejoy reported that there is a link on the Windrush Bay website to Crime Watch.

8. Unfinished Business:

A. Appointment of an Auditor: Mary Currey reported that the Finance Committee will be meeting with prospective auditors and will make a recommendation to the Board.

B. Building Alteration Request Form: Motion by Evelyn Lemin, seconded by Jeff Schram, to approve and require “the Project Review and Approval Form” to be completed and approved by the Building Committee prior to submitting the request to the Board. Carried unanimously.

C. Detention Pond Update: Mary Currey reported that after the arborist examined the pond, the required work may be considerably less extensive than had been previously thought. Mary differentiated between a “retention pond” and a “detention pond” and indicated that the Association has a detention pond which only holds water during significant storms and not during normal weather.

9. New Business: Motion by Jeff Schram, seconded by Pat Altyn, to authorize the Board to study and plan for repairing and modernizing the clubhouse restrooms. Carried unanimously.

10. Announcements: Mary Currey announced that the floor of the bike room will be painted shortly and suggested that the residents with bikes participate in a community “Bike Ride” while the floor is being painted.

Jeff Schram reported that the Association’s insurance will be present for a meeting on Friday, March 21st at 11:00 AM. The agents will discuss the rising costs of flood insurance.

11. Open Comments:

Jim Tallman indicated that he had received a letter from Louis DeSantis at the direction of a Board member, citing him for having yard ornaments in the common area behind his Villa 16. Jim expressed disappointment in the manner in which this was done and the tone of the letter. He felt that verbal communication would have been preferable to written citations. He also believed that he was singled out since there are many other violations. Mary Currey indicated that the Board would review relevant documents and procedures.

12. Adjournment: Motion by Jeff Schram seconded by Evelyn Lemin to adjourn the meeting. Carried unanimously, and the meeting adjourned at 7:16 PM.