

Windrush Bay Condominium Association, Inc.

Board of Directors Meeting

Wednesday May 21, 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, Carol Lovejoy. Quorum was established. Also present was Louis DeSantis, Community Association Manager.
2. President Mary Currey welcomed members.
3. Approval of Minutes: Item 5 of the minutes was amended to read "He and board members discussed prospective auditors via e-mail and selected Bashor and Legendre, LLD." Motion to approve amended minutes by Mary Currey, seconded by Carol Lovejoy. Carried unanimously.
4. Report of Ameri-Tech Community Manager: Louis DeSantis reported that he met with the contractor and city engineer in regards to the cost of additional drainage to the detention pond by villa 18. There are roof leaks in two condo buildings which F&S will repair.
5. Report of Standing Committees:
 - A. Finance: In the absence of Tom McFarland, no official finance report was given. Louis DeSantis stated that as of this date we were in line with the budget and on track for the year.
 - B. Building: Bob Hutchinson reported that a housing inspector questioned a possible situation with the south wall of 501. Wall will be inspected.
 - C. Landscape: Mary Currey reported that volunteer landscaping will be coming to an end in approximately two weeks and will continue in the fall.
 - D. David Martin reported palm fronds were removed from blocking the light at the pool. Repairs were necessary on the pool pump and were completed.
6. Report of Working Groups:
 - A. Aesthetics: Pat Altyn reported on working to obtain a 75% vote of the color change on the condo painting.
7. Volunteer Group:
 - A. Social: Sheila Basque reported no plans for the summer at this time.
 - B. Crime Watch: Carol Lovejoy reported that the Tarpon Springs Crime Watch Newsletter is on our website. Advise residents to check website.
8. Unfinished Business:

Mary Currey reiterated that the Community Manager, Louis DeSantis, made in his report, the Board continues to obtain input from professionals and assist the board in determining

solutions to the detention pond and some flooding issues near villa 27 and the villas along Florida Avenue berm.

9. New Business:

Motion by Pat Altyn to certify by an e-mail vote for the purchase of Wi-fi for the clubhouse from Bright House. Seconded by Carol Lovejoy.

Motion by Mary Currey that a new power washer, not to exceed \$1,200 in cost be purchased by the association. Seconded by Carol Lovejoy.

10. Announcements:

Mary Currey announced an Argentine Bahai grass was a recommendation of the landscaper. Information on this grass can be found on the website.

Mary Currey announced that future Board of Director meetings will be on an as need bases during the summer.

11. Motion by Pat Altyn, seconded by Carol Lovejoy to adjourn the meeting. Adjourned at 7:15 p.m.