

WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC
BOARD OF DIRECTOR'S MEETING
THURSDAY, SEPTEMBER 18TH, 2014
MINUTES

1. Meeting was called to order by President Mary Currey at 6:30 p.m.
2. Quorum was met. Mary Currey, Pat Altyn and Carol Lovejoy were present. Jeff Schram was present via speaker cell phone. Also in attendance was Louis DeSantis - Community Association Manager with Ameri-Tech.
3. President Mary Currey welcomed members.
4. Minutes from August 19, 2014 were approved.
5. Community Manager's report.
Re-Roofing Project of Building D. Tear off completed today, shingles should be completed by Monday, Sept. 23rd, 2014. Roof leaks- unable to gain access to Unit 606 and Villa 28. Villa 11 - small repair required, roofer sending quote. F&S Frame & Trim - on site completing remaining repairs from previous inspection list.

6. Report of standing committees:

Finance Committee -as submitted by letter from Tom McFarland, Chairman of Finance Committee.

The results of operation after expenses and non-operating expense for the month of August 31, 2014 ended in a positive \$1,847. For the 8 months, year to date ending August 31, 2014, the Association has a positive net income after all operating and non-operating expenses of \$176. These figures show that for the 8 months of the current fiscal period, the association is virtually on budget according to plan. Income and expenses for the month are primarily on target with forecast. Major repairs to the roof of building D will be funded through the reserve established in current and prior year and should not effect current year's net earnings.

Mary Currey mentioned that the detention pond remediation came out of operating expenses.

Pool Committee- David Martin stated the pool is running well. The pool does need to be resurfaced next year and money has been budgeted in the reserves for this. An estimate of \$14,500 was given from the pool man. He also suggested changing the lights to LED. They would last for 10 yrs as opposed to the lights we presently have now. It would be an additional \$1,200 for the lights. David Martin recommended the project should be moved up to October 2014. However, Mary Currey stated the spring would be better. This project will close the pool for 4 weeks.

7. Report of Special Work Groups:

Aesthetics Committee- Judy Sutherland, member of the Aesthetics Committee, reported about the painting of the east entrance of the clubhouse in the colors recommended by the committee and extended a special thank you to Stan Altyn and Walter Babst for doing the painting. By painting this section of the clubhouse it gives the owners a better sense of the colors selected by the committee. The new colors freshen, update and beautify the Windrush Bay community. Mary Currey noted that the doors took three coats to cover the old paint and commented that owners may want to buy new doors at the same time the painting is being done. An owner had suggested that if done in volume, Home Depot may give a discount. New door purchase would be at owner's expense.

8. Unfinished Business-None

9. New Business:

Building Committee Chair, Bob Hutchinson, reported via email that the Building Committee recommended board approval for the following Building Alteration Requests:

- Pavers in limited common area behind Villa 35- Ann Bigham
- Enclose lanai with vinyl windows-Villa 8-Mike Metty & Mary Currey
Carol Lovejoy made the motion and Pat Altyn 2nd it for both of the above requests. Board approved.
- Install bronze storm door on front entrance - Villa 8- Mike Metty & Mary Currey
- Dining room wall removal according to engineering specifications - Unit 605- Trudy Neal
Pat Altyn made the motion and Carol Lovejoy 2nd it for both of the above requests. Board approved.

President Currey conveyed the information that the board is no longer able to vote by e-mail as per Florida State Statutes, so building alteration requests need to be voted on in a public board meeting.

Windrush North Association plans on building 10 new condominiums. Mary Currey reported that she has written a letter to the president of HOA, which is being reviewed by Ameri-Tech to voice the concerns of the Windrush Bay Condo Association. Discussion of how it will impact the Windrush Bay community including the lift station, the use of road into the community.

10. Announcements

President Currey made the following announcements/comments:

Board meetings are now scheduled for the 3rd Thursday of the month, including Annual Members Meeting which is now Thursday, November 20th. Members should show up at 5:00 p.m. for the Annual Meeting, so ballots can be turned in before the meeting

starts at 5:30. A Board meeting will follow at 6:30. Dates have been posted on the Community Boards.

Building Committee Chair, Bob Hutchinson, is willing to take the lead on the facelift for the restroom in the clubhouse. He will be returning to Windrush Bay on November 27, and begin formulating a plan of action. New and taller toilets already have been purchased and installed.

Innovative Roofing seems to be moving along at a timely pace on reroofing Building D and completion should be timely.

11. Open Comments

Sheila Basque spoke about how wonderful the new color choices looked on the east entrance of the club house. She then reported that the Social Activities Group had purchased new ceiling fans to continue the improvement of the looks of the club house.

12. Motion to adjourn by Pat Altyn, 2nd by Carol Lovejoy. Meeting adjourned at 6:55 p.m.