

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday May 21, 2015
Clubhouse, 6.30pm

1. President Mary Currey called the meeting to order at 6:30pm.
Present were Mary Currey, Pat Altyn, Carol Lovejoy and Wally Bode.
Lou DeSantis, Ameritech. Quorum was established.
2. Approval of Minutes of Previous Meetings
 - A. Motion by Wally Bode, second by Carol Lovejoy, to approve minutes of April 16. Carried unanimously.
 - B. Motion by Pat Altyn, second by Carol Lovejoy, to approve minutes of April 24. Carried unanimously.
 - C. Motion by Carol Lovejoy, second by Wally Bode, to approve minutes of April 28. Carried unanimously.
3. Open Comments by Prior Sign-up
 - A. Trudy Neal noted technology has changed and that documents of WBCA do not reflect current reality. Her issue is front doors in Condo units and that glass in doors should be included and that finding a like replacement is difficult. She also stated that there is a perception that materials used in construction can be by owner choice.
 - B. Joan Hoffman noted that there was erroneous information about her denied request for hurricane glass in her lanai windows saying she will have Bill Brandt from Daly Aluminum explain. President said that he would speak at open comments at the conclusion of the agenda.
4. Report by Louis DeSantis, Ameritech.
Pre-painting repairs should be completed by next week (including recently discovered items). Continuing efforts by maintenance staff Patrick Dorch and Building Committee Chair Bob Hutchison are excellent. Villa 27 water runoff problem continues and is under investigation. Pest control/tenting project of Building H is completed.
5. Standing Committee Reports
 - A. Finance Committee: Mr. McFarland reported a negative balance of \$3,255 for the month of April with a positive year-to-date of \$5,427. See appended written report.
 - B. Pool Committee: Mr. Martin reported completion of the pool project on time and on budget with excellent resident feedback. Final touch up deck painting to be completed by Patrick Dorch as appropriate.
 - C. Building Committee: Mr. Hutchison reported repairs close to completion with some minor contention between contractors over responsibility on several items. Mr. Hutchison is pursuing resolution and comfortable that work will be completed.
 - D. Landscape Committee: Mr. Metty reported that a much reduced in size team continues to perform minor work on a 2 hour/2day schedule. Question on dead plants on Florida Avenue by Ms. Lovejoy. Unsightly work due to efforts of successor company to Verizon to clear their work area.

6. Other Committee Reports
 - A. Painting: Appropriate progress is being made. Painters arrive around 5 July. A rough schedule prepared by Carol Lovejoy has been posted for resident awareness. A query was raised about cost of water removal from the pool via Sewage. Follow through by Property Manager.
 - B. Crime Watch: Ms. Lovejoy noted few problems reported. Advised residents on how to utilize Tarpon Springs P.D.
7. Unfinished Business: Tenting of Building H for termites has been completed.
8. New Business: Mr. Bill Brandt of Daly Aluminum, who offered to come to this meeting on behalf of owners Trudy Neal and Joan Hoffman, offered information about windows in entry doors for condo units. We are in a high wind velocity zone and require hurricane windows. A lot of information was presented and board concluded that much of this was new information needed to be understood. It was noted by President Currey that it was a courtesy on her part to allow him to speak as he was not formally on the agenda, but in the effort to help us all understand building code requirements for replacement doors and placing windows in doors was pertinent to the current discussion.

Motion by Carol Lovejoy, seconded by Wally Bode, to table Unit 601 and 627 Alteration Requests for windows placement in doors and Unit 627 Alteration Request for reduced size of entry door. Carried unanimously.

Motion by Mary Currey, seconded by Carol Lovejoy, to table the Guidelines for Door Replacements and Modification. Carried unanimously.

Board Workshop on Door Replacements was scheduled for Tuesday May 26 at 8:00am at the Clubhouse.

9. Announcements

Resident notification effort of painting schedule will be conducted by Ms. Lovejoy. Mr. Hutchison noted that heavy items on patios will need to be consolidated so as to not interfere with painting. Small items may need to be moved by owners. Ms. Lovejoy will assist.
10. Move to Adjourn by Carol Lovejoy. Seconded, Unanimous.

Respectfully submitted,
Mike Metty