

DRAFT Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday Sept. 17, 2015
Clubhouse, 6.30pm

President Mary Currey called the meeting to order at 6:30pm. Quorum established. Present were Mary Currey, Pat Altyn, Carol Lovejoy and Wally Bode, Lou De Santis, Ameritech.

Change to agenda:

Add: Wind Mitigation contract

Remove: Alteration Request by condo 649.

Motion by Carol Lovejoy, second by Pat Altyn to approve minutes of August 20, 2015.

No one signed up for Open Comments of any Agenda Items

Report by Louis DeSantis, Ameritech.

Treasurer's report said that our expenses are on budget and consistent with expenses. Treasurer's report was submitted for audit. Revenue was \$48,591 for the month of August 2015, and \$400,861 for the eight months year to date. This is slightly favorable to the budget forecast.

Pool report

The tiki tables have been redone and are very sturdy and look very nice. The painting of the deck will be done September 21st to the 25th, and the pool will be closed.

Building Committee

No report at this time since no alterations were requested

Landscape Committee

A tree fell this morning and has been taken care of. A much reduced team continues to perform minor work on the grounds to trim tree limbs and pick up fallen brush and keep things trimmed up on a reduced basis. Will start with a list for fall.

Volunteer Committee

Crime Watch newsletter is on line. Bike theft is on a rise. A growing problem of heroin use nationwide and is in this area, too. There is a 3x increase in heroin treatment facilities in the area. Crime Watch committee meets the 4th Thursday of the month. For concerns, residents are to contact the police directly.

Carol reported that she created a Facebook cite for Windrush Bay Social Information, and encouraged anyone who was interested in joining to contact her.

Owners Survey

The survey continues to be in progress as not all questions have been addressed....12 questions have been addressed at this time. Should be in a mailing October 19th.

Painting continues on schedule.

Discussion as to tree, vine removal for villa #15

The City of Tarpon Springs issues a Code Violation regarding a protected pine tree behind Villa 15. The tree is healthy and should do well when the overgrown jasmine is removed. The owner of Villa 15 offered to share the expense of removing the jasmine and asked that the association pay for the dead wood in the canopy to be removed.

Motion to accept owner's offer to pay owner's share of the removal of the vines was made by Carol Lovejoy and seconded by Wally Bode. Carried.

The purchase of a defibrillator kit was discussed. This would consist of the cost of the defibrillator as well as training. Wally and Karen Bode will research this and report back to the board the first of the new year.

The cost to pavement repair to the road near building L is \$2,464.00. Motion to retain Allegiant Development to repair the road near Building L in the amount of \$2,464 was made by Mary Currey and seconded by Carol Lovejoy. Motion carried.

The Wind Mitigation report is \$3,180.00. Motion to approve the contract for Felton Professional Adjustment Team, LLC (FPAT) to provide a wind mitigation report for the property in the amount of \$3,180 was made by Pat Altyn and seconded by Wally Bode. Motion carried.

Open comments:

Trudy Neal inquired as to what is being done as to the code violations in regard to the electrical boxes on each building. It has been stated these are not up to code. This will be addressed when Bob Hutchinson returns this fall.

There was a violation for condo re: a motor scooter. Notifications have been served and the situation has been resolved as of this time.

Motion to adjourn by Wally Bode seconded by Carol Lovejoy. Adjourned at 7:30 p.m.

Respectfully submitted,