

Windrush Bay Condominium Association, Inc.
Minutes of Workshop Meeting
February 7th, 2017

A Board of Directors' Workshop of the Windrush Bay Condominium Association, Inc. was held on Tuesday February 7th, 2017. The president, vice president, secretary and director were present. The meeting was called to order at 8:00 a.m.

Others present, Louis DeSantis Ameritech Assoc. Manager, Trudy Neal, Jeff & Mary Schram, Steve Romano, Bob Tannura, Dennis Schaefer, Debbie Carr-Hoegland, Tom Rose, Loretta Flannery, Nancy & Joe Reschar

Items discussed were:

1. Applications - units 632 & 628 were approved; unit 631 fell through
2. Building maintenance - Create guidelines for satellite dish approved locations; move ramp from Villa 29 to Villa 21 if Bob Mays buys villa 21. Create plumbing guidelines/ rules - who pays the plumbing bills within a unit; conflict between the documents - inside the bearing wall association, pipe to the unit - the owner; no estimate yet for the sidewalk by building "O". 2nd vendor still to come. Also, still waiting for an estimate for unit 654 and the clubhouse chimneys.
3. Pool - 3 chairs need repair. \$70.00 dollars each from a vendor in clearwater; new chairs needed on the clubhouse patio; put signs back on the pool that were taken down when fence was painted
4. Grounds
 - Seawall - send an e-blast letter to the owners updating the status of the seawall; fact finding meeting took place; We are on hold waiting for a court ruling concerning Windrush North on February 9th and also a February 20th meeting with all 4 associations of Windrush North. After which a joint meeting with the boards of both Windrush Bay & Windrush North should be planned. If not, Windrush Bay is prepared to go by ourselves.
 - Dock - Jeff & volunteers will dismantle the top of the dock. No permit on record. need to form a dock committee; type of dock and drawings are needed
 - Sprinklers - ok; time changed to start at 7p.m. at the clubhouse.
 - Landscaping - request from 623 for the back, 634 for the fallen pine needles for mulch; wait for a stormy or windy days for additional pine needles. Committee will be working on Florida Ave. Donations have been collected for the landscaping committee for plants.
5. Work orders - none

6. Amendments - Get out the vote plan to be created, additional town hall type meetings needed; possible additional 5th amendment on finance - to receive more funds back from foreclosure

7. Financial - special assessment needed

The meeting was adjourned at 9:15 a.m.

Judy Sutherland,
WBCA Secretary
February 7th, 2017