

Windrush Bay Condominium Association, Inc.
Minutes of Workshop Meeting
January 24th, 2017

A Board of Directors' Workshop of the Windrush Bay Condominium Association, Inc. was held on Tuesday January 24th, 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, owner -Trudy Neal, Joan Hoffmann, Fay Rose, Jeff & Mary Schram, Bob Tannura, Jerzy Hammer, Klancy Grassman, Gary Warnick, Walter Babst,

Items discussed were:

1. Applications - units 628, 632 are pending, waiting for background checks
2. Building maintenance - looking at roofs; checked the porch at unit 612 - owner felt there was too much water on it from the rain.
2. Pool - last Saturday canvas strap ripped off; pool was covered in high winds despite the sign to leave uncovered; the wind-up piece on the shaft needs maintenance. Pool committee is looking for ideas/opinions on how to communicate better with pool users on when to cover/not cover the pool on windy days.
3. Grounds:
 - Seawall - joint meeting suggested to take place with Windrush North after their elections; chairs can be placed on the grass; the west end of the point is dangerous; post signs - use sidewalk at your own risk.
 - Dock - vendor estimates needed
 - Parking - 2 contractors to give estimates for extending the sidewalk; suggest to post signs showing allowed 4 spaces by "O" building; parking is not parallel
 - Sprinklers - n/a
 - Landscaping -flower request from unit 603; grass, bushes request from unit 623; no money available to fill these request; however, the landscaping committee will add them to their list and move plants around the property.
 - Water break by Villa 23 - sump pump brought by Patrick with an extended warranty; plumber bill \$2,250.00 after 10% coupon found by Bob & a reduction in the price by the company due to their lateness in arriving on the first day; backhoe needed to be used.
4. Work Orders - need to meet with Phil Porter - unit numbers on electronic W.O.
5. Amendments proposals - consider a 51% "yes" vote of participating voters needed to pass a change in the declaration and by-laws. 80 proxies would be needed.

6. Finances update - deferred maintenance, only urgent repair expenses due to the operating budget.

Owners from unit 408 came to speak; language communication problem - unable to understand their request. Carol spoke to them after the meeting was adjourned.

Meeting adjourned at 8:51 a.m.

Judy Sutherland, WBCA Secretary
January 24th, 2017