

Windrush Bay Condominium Association, Inc.
Minutes of Workshop Meeting
January 31, 2017

A Board of Directors' Workshop of the Windrush Bay Condominium Association, Inc. was held on Tuesday, January 31, 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, Jeff & Mary Schram, Bob Tannura

Items discussed were:

1. owners/ renters applications - unit 628 was approved; unit 632 background check needed; unit 631 is being processed

2. Building maintenance - Letters missing on some buildings - need to be replaced or found; also to be painted a dark color; new ones with reflectors; roofs on "L" & "O" to be looked at. Vendor didn't show for the proposed sidewalk by building "O"; materials brought for ramp by "H" building

2. Pool - possible mail box idea - if the arm is raised don't cover the pool.

3. Grounds

Seawall - on hold till Windrush North has their 4 board elections in Feb.; draft an email to be sent as an update to the owners

Dock - permit documents needed; if moved new permit is needed; to rebuild also requires a permit; decisions need to be made on the structure of a new dock and its location

Sprinklers - "O" building - parts needed, switch the time zone for buildings J, F, M; "K" building had a sprinkler adjustment & caulking done.

Landscaping - volunteers moving plants around the grounds.

Parking - e - blast about parking spaces; owners are allowed 3 cars. Villas have 2 spaces each. The 3rd car has to go in a guest spot by the condos.

4. Work Orders - Bob & Pat went to speak to the owner of villa 23 who wasn't at home at the time concerning the satellite dish; electronic W.O. doesn't include the unit #

5. Amendments proposals - revote on the 4 proposals in Nov.

6. Finances update - potential special assessment for operating budget shortfall
The meeting was adjourned at 8:50 a.m.

Judy Sutherland, WBCA Secretary
January 31, 2017

