

Windrush Bay Condominium Association, Inc.
Annual Meeting
Tuesday November 13, 2018 immediately after Budget Meeting
Clubhouse

1. Call to Order: President Carol Lovejoy called the meeting to order at 6:17 PM. Present were Pat Altyn, Carol Lovejoy, Judy Sutherland and Bob Tannura. Bob Hutchinson participated by phone. Also present were Kathy Hines and Phil Colettis from Ameritech.
2. Proof of Notice of Meeting: Kathy Hines indicated that Notice of the Meeting had been sent to all owners by mail and had been posted on bulletin boards and in the Clubhouse.
3. A total of 83 proxies were counted, and since only 70 are required for a quorum, quorum was established. (Noted: one additional proxy was counted after the budget meeting.)
4. Motion by Pat Altyn, seconded by Judy Sutherland, to wave the reading of the minutes of the last annual meeting. Carried unanimously.
5. Kathy Hines indicated that all candidates of the Board had read and agreed to abide by Association documents.
6. Reports of Officers and Committees:
 - A. Buildings: Bob Hutchinson had submitted a report to Carol Lovejoy who read the report aloud. Bob Hutchinson reported that the repairs of units 515 1nd 516, due to termite damage, had been essentially completed except the replacement of the sliding screen in 515. \$2000 is being withheld until the job is complete. The final cost of repair, including painting, will be in excess of \$2700. Bob Hutchinson listed other costly repairs: \$10,800 for stucco, \$6300 plumbing repairs, \$7983 for lift station repair. As of October, the Association has spent almost \$77,000, approximately \$35,000 over budget. Many other repairs have been done in-house by Patrick Dorch and Bob Hutchinson. Chimneys in units 423 and 424 will be completed in the next few weeks and other chimneys will be completed in 2019.
 - B. Finance: Jeff Schram reported that the Association is approximately \$16,987 over budget. Although, it appears that for the month we are under budget by almost \$26,000, the figure is misleading since some insurance bills have not been paid because of the way our insurance is billed.
 - C. Landscape: Mary Schram reported that, at present, is not functioning. Two members are away and have not returned, and Mary herself has had health issues that prevent her from doing landscape work. She asked that anyone interested in landscape join the committee.

- D. Phone Book: Carol Lovejoy asked that all Association members check to see that their information in the phone book is correct. She reminded residents that if they wish to have contact information listed in the book, they must complete the appropriate form which can be obtained from the Board.
- E. Pool: David Martin submitted a report which was read by Carol Lovejoy. The compressor on the pool heater was replaced. Fortunately, it was under warranty. The heater is now functioning, and the pool temperature is 86. Patrick painted the pool deck, has power washed chairs and tables and is caring for the Tiki huts. Anchor Pools continues to check the filter and pool chemicals and clean around the pool. Jeff Schram cited state statutes relating to pools and pool covers, explaining that the pool must be locked.
- F. Recorder at Meetings: Carol Lovejoy asked for volunteers to take minutes at meetings so that a member is always available to serve as recorder.
- G. Welcome Packets: Sally Romano reported that welcome packets were given to units 513 and 516. New packets will be assembled when the phone book is available. Sally acknowledged Pat Altyn's help during the summer months.

7. Volunteer Groups:

- A. Crimewatch: Carol Lovejoy announced that Crimewatch was having a meeting Thursday evening which she plans to attend. Officer Uluch of the Tarpon Springs Police Department is willing to come and do a presentation. Crimewatch is also collecting presents, and volunteers are sought to wrap Christmas presents.
- B. Social Activities: Cheryl West reported that there will be a Thanksgiving Dinner from 4:00 PM to 7 PM on Thanksgiving Day. The cost is \$7.00. Sign up in the bike room. Cheryl and Tina Barber will be chairing the Social Activities Committee for this year. Cheryl also announced that Veterans are accepting donations. Bring any donations you have to the Clubhouse.

8. Unfinished Business:

- A. Bob Tannura explained that costs for connecting the lights on the entrance road have been estimated to be between eight and twelve thousand dollars. The Board is experimenting with polar lamps which will cost about \$350 each.
- B. Questions continue to be raised concerning the pool table. Carol will send out an e-mail shortly. Someone has offered a substantial amount of the cost for the pool table's replacement.

9. New Business:

A. Election Results: Results of the election were as follows:

Wally Bode	28	
Bob Hutchinson		58
Judy Sutherland		70
Gary Warnick	10	

B. Seating of the Board:

Inasmuch as the high vote recipients were already members of the board, there was no change in board membership.

10. Adjournment:

Motion by Judy Sutherland, seconded by Bob Tannura, to adjourn the meeting.

Carried unanimously. Meeting adjourned at 7:16 PM.