

Windrush Bay Condominium, Inc.
Reconvened Amendment Changes Meeting of 11/8/22
Special Board of Directors Meeting
Monday, February 6, 2023 at 3:00 pm
WBCA Clubhouse

1. After Robert Mitchell Insurance Services completed his presentation, Board President, Judy Sutherland, reconvened the meeting that had been recessed on January 19th. She called the meeting to order at 4:29 PM.
2. Present were Board Members Julie Eichner, Bob Hutchinson, Judy Sutherland and Bob Tannura. Also present was Chris Stancil, Community association Manager.
3. A quorum of the Board was established.
4. Motion by Bob Hutchinson, seconded by Bob Tannura, to waive the reading of the minutes of the reconvened Amendment Changes Meeting of January 19, 2023. Carried 4-0.
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5. Motion by Bob Tannura, seconded by Bob Hutchinson, to approve the minutes of the reconvened Amendment Changes Meeting of January 19, 2023. Carried 4-0.
6. Report of the AmeriTech Manager: Chris Stancil announced that 127 proxies had been received. He believed that that number is the highest number ever received. He tallied the number of votes on each of the items under consideration and the tallies are as follows:
 - A. Should the parking regulation set forth in the proposed amendment to Article 8 (a-d)
Of the Declarations be approved?

Yes 108
No 19

B. Should the nuisance provision added as a new Article 10.5 of the Declarations be approved?

Yes 114
No 13

C. Should the leasing restrictions added to Article 10.3 of the Declarations be approved?

Yes 110
NO 17

D. Should Article 11.1 of the Declarations be removed? By removing this provision, all tenants, not those leasing over 12 months, must be screened and approved by the Board of Directors.

Yes 110
No 17

E. Should the leasing restrictions regarding approval/rejection of a lease application as proposed in Article 11.2 of the Declarations be approved?

Yes 108
No 18 1 ballot left blank

F. Should the leasing restrictions regarding notification of an approved or restricted lease application as proposed in Article 11.2 (b) of the Declarations be approved?

Yes 108
No 18 1 ballot left blank

G. Waiver of the Year End Financial Reporting Requirement.

Yes 98
No 26 3 ballots left blank

7. Motion by Bob Tannura, seconded by Bob Hutchinson, to adjourn the meeting. Carried unanimously, and the meeting adjourned at 5:45 PM.

NOTE: Prior to the meeting, beginning at 3:00 PM, Robert Mitchell of Mitchell Insurance Service, addressed owner concerns about insurance coverage in the event of a hurricane making landfall in the Tarpon Springs area.

Mr. Mitchell explained that, due to a variety of circumstances, the Insurance Industry in Florida is in the worst position it has been in for the last thirty years. He spoke of the impact of Hurricane Ian, insurance fraud, third party adjusters, legal challenges, and legislative inaction over the years- - all factors which have resulted in astronomically high rate increases.

Mr. Mitchell differentiated between hurricane insurance and flood insurance, and summarized the Association's coverage for each. He then answered individual questions from unit owners. He also summarized in a general way what the Condominium Association policies usually covered. He also explained briefly the procedures that would likely be followed if a catastrophic event severely damaged or destroyed Windrush Bay properties.

The entire presentation took approximately one and a half hours and as Mr. Mitchell finished, he reminded owners that his contact information is on the Windrush Bay website and welcomed any additional questions owners may have. He also indicated that the Certificate of Liability Insurance, the 2022-2023 Flood Insurance Policy, the Current Property Policy and the Umbrella Policy are all on the website as well.

