

Windrush Bay Condominium Association, Inc.
Budget Meeting Minutes
Wednesday, November 11, 2025 @ 5:34 pm
WBCA Clubhouse

1. Meeting called to Order at 5:34 pm

2. Quorum of the Board established with Carl, Patrick, Michelle, Tina, and Julie present in person or via Zoom

3. Proposed 2026 Budget

Floor opened to questions:

An owner questioned the increase in Kyle's salary. Ellyse that the rise from the previous year reflects taxes, insurance, workman's comp, and other items, adding 36.9% on top of his salary. To clarify one point, Kyle's salary was not increased. His salary is the same @ \$25 per hour. The budget was increased to cover the 36.9% surcharge by Ameri-tech that they had already been taking from our budget item in 2025. The result is if Kyle worked his 52 weeks approved by the board in December, 2024, we would have been over budget by the difference in last year's budget of \$56,000 to the approved budget of for 2026 of \$ 71,838. This also permits Kyle to work full-time versus last year when he was less than full-time.

Window grids were also discussed, although not an issue with the budget. Architectural changes were also discussed. New items raised by owners, not pertinent to the Budget, will be taken up by the next Board.

A motion to approve the 2026 Windrush Bay Condominium Association was made by Michelle and seconded by Patrick. The motion was approved.

4. Meeting adjourned at 5:56 pm