Windrush Bay

TO: **ALL UNIT OWNERS**
                    Windrush Bay Association

FROM: **BOARD OF DIRECTORS**

RE: **NOTICE OF SPECIAL ASSESSMENT TO COVER THE COST OF REPAIRING THE WALL STRUCTURAL DAMAGE ON 3 BUILDINGS DUE TO HURRICANE MILTON**

NOTICE IS HEREBY GIVEN of **WINDRUSH BAY SPECIAL ASSESSMENT MEETING** to be held at the following DATE, TIME, and LOCATION:

- **DATE: Friday, March 21, 2025**
- **TIME:**   **11:00**
- **LOCATION: ZOOM**

https://zoom.us/j/92675694209?pwd=qLBo73aezxVZlarPLvJ5SGJuvYFSCz.1

Meeting ID: 926 7569 4209

Passcode: 937344

Below is an Agenda for a Special Meeting for a proposed Special Assessment. A meeting will be held to approve a Special Assessment for $200,000. Each owner will be assessed depending on the size of the unit which is below. Payment of the assessment will be stated in the chart below. This will be used for the following project: Building O wall has structural damage because of a hurricane causing stucco separation of the wall near the electrical panel and Building O south wall has structural damage caused by high winds. The window/wall was blown out due to high winds and building N south wall was blown out due to the high winds from the hurricane, the wall needs to be rebuilt.   Any excess funds will be put into the community-based facility reserves.

SPECIAL ASSESSMENT AGENDA

1. Call to Order
2. Proof of Notice
3. Special Assessment discussion
4. Board vote to approve the Special Assessment for $200,000
5. Adjournment

SPECIAL ASSESSMENT TOTAL $200,000
THERE WILL BE A TOTAL OF 2 PAYMENTS,

UNIT	# OF UNITS	%	TOTAL AMOUNT DUE	1ST PAYMENT DUE APRIL 1, 2025	2ND PAYMENT DUE MAY 1, 2025
Efficiency	4	0.41250%	$825.00	$412.50	$412.50
1 BR / 1 Bath	8	0.51150%	$1,023.00	$511.50	$511.50
2 BR / 1 Bath	26	0.62260%	$1,245.20	$622.60	$622.60
2 BR / 2 Bath	52	0.67100%	$1,342.00	$671.00	$671.00
3 BR / 2 Bath	10	0.79420%	$1,588.40	$794.20	$794.20
Villas	39	0.90350%	$1,807.00	$903.50	$903.50

By Order of the Board of Directors,

Ellyse Vosselmann LCAM

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MARCH 7, 2025