

Windrush Bay Condominium Association, Inc.
Board of Directors Meeting
Thursday, April 3, 2025 @ 2:00 pm
via Zoom

1. Meeting called to Order at 2 pm by President Hicks
2. Board Quorum established, with Carl Hicks, Michelle Mezzaros, Tina Barber, and Julie Miradakis-Giin present. Ellyse Vosselmann, AmeriTech manager was also present.
3. The motion to waive the Reading of Minutes and approve from the March 19th and March 21st meetings was made by Michelle, seconded by Julie, and passed. The minutes can be found on the website at:
March 19th - Board meeting at clubhouse
<https://www.windrushbay.org/minutes/2025/wrb3.19.25.pdf>
March 21st - Zoom call Special Assessment
<https://www.windrushbay.org/minutes/2025/WRBSPECIALASSESSMENT2025.pdf>
4. Utility Vehicle Purchase for the community:
A motion was made by Michelle and seconded by Julie to replace the current utility ATV with a new Komodo UTV, using \$4000 from the tractor fund as a down payment, with monthly payments of \$247.39 for three years, at 2%, totaling \$11,813, including insurance. The motion passed.
5. Architectural design for Dryer Exhaust
A motion to redirect the dryer exhaust in unit 514 was made by Michelle and seconded by Tina. Kyle will do the work on his own time, for a fee, making sure that the vent is not noticeable. If others want a similar modification, they should request a change through the website. The motion passed.
6. Review Landscape Contract
Mike Reber has been asked to prepare an analysis of vendors so the bids and scope of work can be better compared.
7. Other:
Shannon, the Tarpon Springs arborist will come out next Monday at 8:30 am to do a walk of the property and evaluate any trees and mangroves that need to be addressed. Owners are asked to let the Board know of any issues that should be assessed at that time. Anyone interested can join.

Michelle asked that the current contract with TLC be checked to see if it includes the dead bushes near the O building, clubhouse, and near Windrush North. If not included, bids should be obtained for the work.

A flyer will be posted and emailed to owners concerning a visit from Pestguard on the 25th.

Having received invoices recently, Ellyse requested a review of the work being done to ensure vendors are not paid separately for items already included in contracted work.

7. The meeting was adjourned at 2:25 with a motion from Julie, seconded by Michelle.

The next Board of Directors' Meeting will be held on Wednesday, April 16, 2025, at 7:00 pm in the WBCA Clubhouse - Please bring a chair as there will be limited seating available.