

Windrush Bay Condominium Association, Inc.

Board of Directors Meeting Minutes

Wednesday, April 16, 2025 @ 7:00 pm

WBCA Clubhouse

1. Call to Order at 7 pm by President Hicks

2. Establish Quorum of Board – Carl Hicks, Patrick Dillon, Michelle Mezzaros, Julie Miradakis-Ginn, and Tina Barber present. AmeriTech manager Ellyse Vosselmann was also present

3. A motion to waive the Reading of Minutes from the April 3rd meeting and approve them was made by Michelle and seconded by Julie. The motion passed. The minutes can be found on the website at <https://www.windrushbay.org/minutes/2025/WRBminutes 4.3.25.pdf>

4. Ratify Cash Purchase of Kubota RTV

On April 3, the purchase was approved with financing from Kubota. Subsequently, the Kubota finance agreement was not approved. As the RTV was needed for WBCA maintenance purposes, the board unanimously approved the cash purchase (\$11,613.85) by email. A motion was made by Patrick and seconded by Michelle. The motion passed

5. Report of Ameritech Manager

Two accounts are currently 90 days past due, two are 60 days past due, and two are 30 days past due, for a total of about \$11,000. They have been addressed according to the new Collections policy

Hurricane Recovery Updates - JBolt Activities & Upcoming Plans - Ellyse continues with property walks and is in touch with the hurricane team and the Board. The walls were repaired, and affected units passed electrical inspections. Plumbing will begin shortly. Check the documents on the website for updates. No FEMA funds have yet been received. Work is being carefully documented to avoid any delays in receiving FEMA funds.

PestGuard will be out on April 25th for interior spraying. If you will not be available to let them have access, please ensure that someone will take on that responsibility for you.

As soon as the new flood insurance premiums are paid, the documents will be posted on the website.

The Board addressed a question about insurance on common areas, and owners were told that work is being planned according to the funds available, keeping the insurance deductibles in mind.

If you have already paid your assessment, it will show up as a credit, but will be corrected after May 1st in your ledger. Owners are reminded to submit the loss assessment to their HO6 policies for reimbursement. An updated letter is on the website, if needed, for this purpose.

There has been a decrease in the flood policy premium by \$30,000. The other insurance is not yet due, but will be budgeted for in August at the Budget Meeting.

Discussion: WBCA Assessment Payment Policy (revised) - previously called collection policy - The previous collection policy has been revised. There is no longer a 25 day late fee. If the payment is 30 days late, AmeriTech will send a letter to the owner. If it is late another 30 days, the attorney will send a letter. If late another 45 days, the attorney will send a lien letter with intent to foreclose. Talk to a board member if you are experiencing difficulties, or call Ellyse to discuss it. Patrick reminded the owners to make sure their addresses on file with AmeriTech are correct, to avoid any mailing delays. Owners should notify AmeriTech if going north for an extended period. A motion was made by Michelle and seconded by Patrick to approve the new policy. The motion passed.

6. Treasurer Report

Julie introduced herself and reported that we have \$128, 176.07 in our operating funds and Julie reserves of \$293,031.95 for a total of \$418,598.20

Investment Report - Our reserves are spread over three accounts presently. \$160,000 will be moved into a CD @4.25% for 8 months. The rest of the accounts are in money markets.

7. Committee Reports:

- Finance Committee - Adam Bobak - no report
- Pool Committee - Jeff Schram & Bruce Beleskey - The pool is in excellent shape, having passed the most recent inspection. Daily pool testing will be required. Erik, our contact from our vendor, is leaving, so going forward, special attention will be paid to making sure that the company is still vest for us. Jeff again warned of properly funding the pool when the budget is prepared.
- Social Committee - Cathy Bianchi & Diane DelMedico - The audience was again thanked for all the support received over the year. Adjustments were made to our new circumstances, but it was a great year. The audience thanked the committee
- Hurricane Restoration Committee - Cathy Bianchi, Cheryl West & Bruce Beleskey - sketches have been made and will be adjusted according to the budget, once it is known. Cathay requested a meeting with JBolt to discuss the plans

The public adjuster has been around, reminding owners that the team continues to work hard for us

An issue caused by our landscaping company caused the pool to be closed for a short time today, but has been fixed.

8. Volunteer Group Reports:

- Crime Watch - Cathy Bianchi - Cathy will attend a meeting and post a report on the Facebook page. Mike Reber can be contacted this summer, if someone on-site is needed. Please use the non-emergency number if reporting an incident that is not urgent. Remain vigilant.

A conversation followed concerning the problems with the contractors leaving the doors unlocked and not cleaning up after themselves. Safety concerns are top of mind, and Carl will ask Dave to institute a universal lock system that can be used to ensure the community's safety. The board will also have a key

In this regard, the board will prepare a list of concerns for JBolt and will post it on the website. As issues are addressed, the list will be updated.

- Lawn Service - Mike Reber - Mike has provided four quotes to the board, with one company standing out. In reviewing the contracts, attention will be paid to all aspects, including fertilization and addressing dead spots

Michelle met with the current vendor, TLC, and urged owners to make the board aware of areas that need to be addressed, including broken sprinkler heads

- Landscaping/Beautification - (no current chair) -thanks to those who assisted over the last few weeks in removing some rubber trees, other overgrown invasive plants around the property, and removing some of the shrubs

9. Rules and Regulations (revised 12/19/2019)

Any changes to common grounds or buildings require board review and approval. Please review rules and regulations posted on the WBCA website

<https://www.windrushbay.org/pdf/rules-regs-revised.pdf>

10. Open Discussion

A question from the last meeting, concerning the process of submitting architectural requests, was addressed.

11. Meeting adjourned at 8:13 by President Hicks