

Windrush Bay Condominium Association, Inc
Town Hall Meeting
Tuesday, January 7, 2025 @ 6:00pm
Via Zoom

1. Meeting called to Order at 6:00pm by Ellyse Vosselmann, AmeriTech manager
2. Quorum of the Board established
3. Town Hall discussion with team working on hurricane repairs (including Ellyse Vosselmann, attorney Dan Greenberg, Public adjuster Jim Britt, and Contractor Dave Warren from JBolt, and Phil from AmeriTech):
 - Dan Greenberg's report:
Mr Greenberg reminded the participants that flood losses are handled differently than usual claims in their protocols, guidelines and methodology. He also reminded us that there are widespread losses in the State. The mitigation and stabilization steps are done. The main hold up at this point is waiting for the permitting process to play out. Once the permits are received, the "white box" step can begin with JBolt putting back the units to previous "like, kind and quality". The intent is to get the unit owners paid and made whole, working with the adjusters and the Federal Flood Program.
 - Jim Brett's report:
Mr Brett is an adjuster who is working closely with the NFIP adjuster (National Flood Insurance Program). Rough drafts of damages have been made of the damages to the property, and the NFIP adjuster has been out to verify the scope of damage. Everything has been submitted, and repair estimates are being prepared. It is important to try and get these figures as accurate as possible to avoid future corrections. Once the adjusted estimates are submitted, in the next couple of weeks, it can take 60 to 100 days to receive a response.
 - Dave Warren's report:
Mr Warren has completed the mitigation and stabilization steps. JBolt is currently filling out the permits and reviewing the documentation. The better the initial document, the better things go. Pinellas County is currently issuing 60 permits a day, with a backlog of 2400 permits. His company is ready, and waiting for the permits before proceeding further.
 - Phil's report:
Everyone just waiting for the go-ahead, in terms of permitting, at this point, but everyone's ready. Dave will meet to have owners pick out finishes, once white box is completed

Questions from the Participants:

- Email Ellyse if you need a letter to apply for extended benefits.
- If you receive an email concerning BDR, you do not need to act on it. It does not apply in this scenario.
- The City of Tarpon Springs has sent out appraisers to view damaged units
- Email Ellyse if you need a letter for the tax appraiser to refund an uninhabitable unit (form PC-465, which can be found at www.pcpao.gov/how-do-i-apply-for-property-tax-refund)
- In answer to a question about FEMA covering air conditioners and air handlers, Mr Warren of JBolt said it is a complicated situation, with precise FEMA requirements. Specific requests for reimbursement should be brought to his attention (through Ellyse). He also offered to help second floor units get their AC units up and running, if affected. Further, if an owner fixed their own unit, they are asked to send any pertinent invoices to Ellyse to see what is covered.
- In answer to the question of when money might start to appear, Mr Brett stated it will be weeks, at least, and they will have a better idea once everything is submitted. He said that some people are still waiting for advanced payments.
- Several people had questions about power to the affected units. Power should be off to avoid potential fire situations. Dave will have the units checked, to make sure the power is off at the breakers
- As far as details in restoring units past the "white box" phase, Mr Warren said he will be going over details with all affected owners. He also stated that he will be replacing all shut-off valves, which is a code requirement.
- A participant, Joyce Dye, expressed the sentiment that many shared, thanking everyone involved in this effort for doing an exceptional job

4. Meeting adjourned at 6:49 pm