

Windrush Bay Condominium Association, Inc.

Board of Directors Meeting Minutes

Wednesday, March 19, 2025 @ 7:00 pm

WBCA Clubhouse

1. Call to Order at 7:04 pm by President Hicks
2. Quorum of the Board established with Carl Hicks, Michelle Mezaros, Julie Mirakis-Ginn, and Tina Barber present. Ameritech Ellyse Vosselmann representative was also present.
3. The reading of the Minutes from February meetings was waived and approved with a motion from Michelle and seconded by Julie. The motion passed.

February 19th - Board meeting at clubhouse <https://www.windrushbay.org/minutes/2025/WRBmeetingminutes2.19.25.pdf>
February 27th - Zoom call with hurricane recovery team <https://www.windrushbay.org/updates/WRBhurricanerecoverymeeting2.27.25.pdf>

4. Report of Ameritech Manager:

Accounts Receivable - There are currently several overdue accounts totaling \$23,824.04. Two accounts are in collection status. The other overdue accounts are being addressed. Since the current collection policy allowed for too much leniency, the Board introduced a new collection policy that is in alignment with the State statute. Discussion and clarification of the policy ensued

Following the accounts receivable discussion, Michelle introduced a new WRBCA policy regarding assessment payments. This new policy was modeled after similar documents from other associations and outlines the assessment collection process to encourage owners to promptly pay their assessments within policy guidelines. As there was much discussion from the attendees, the board decided some

clarification was needed to the policy and reintroduce the new policy at the next board meeting.

Owners are reminded that checks mailed for payment, as well as checks made through a bank's bill pay, may take a long time to arrive and be processed, and they are encouraged to use the automatic ACH payment available to owners. A payment received more than 15 days after it is due is considered late. An owner may check their payment ledger online to make sure payments are received. Payments for the upcoming assessment may also be made using the ACH process. Questions can be addressed to Ellyse or Carolyn at AmeriTech

5. Treasurer Report - Our current balance in Operating Funds is \$97,188.58, with \$292,566.36 in our Reserves. The Board is looking into moving some of our funds into better-producing accounts

6. Committee Reports:

Finance Committee - Adam Bobak - no report

Pool Committee - Jeff Schram & Bruce Beleskey - the pool is operating well. Jeff reminded the Board that it is funded on a ten-year cycle and to consider that when putting the budget together. Carl assured the owners that is being taken into account

Phonebook Updates - Our online phonebook is now synced with the AmeriTech owner list

Social Committee - Cathy Bianchi & Diane DelMedico - Cathy thanked everyone for their generosity, help, and support of the parties and 50/50s. The black and white party will be this Friday on the clubhouse patio

Hurricane Restoration Committee - Cathy Bianchi & Cheryl West - Cathy requested an update on funds available

7. Volunteer Group Reports:

Crime Watch - Cathy Bianchi - a couple of incidents have occurred lately on the Point and in the pool. Owners are encouraged to call the sheriff and not personally confront trespassers

Lawn Service - Mike Reber - Mike is shopping maintenance companies for a better price and better service. Owners are encouraged to contact him with any concerns or suggestions

Landscaping/Beautification - The committee needs a chair, but thanks were given to volunteers who assisted over the last couple of weeks in removing some rubber trees and other overgrown invasive plants around the property

8. Architectural Review Request - a motion to add this item to the agenda was made by Michelle and seconded by Tina. The motion passed

Landscape - submitted by Mike Reber. Replace older hedges in front of Condos 514 and 516 with a small palm, 2 small crotons, ferns, and 2 red Thai plants

9. Open Discussion -Upcoming Assessment for Storm Damage

JBolt, the construction company working on the hurricane restoration project was paid \$50,000 in advance for work on the condo building walls out of our reserves. Further work in those buildings would not have passed inspection had they not been addressed. An owner questioned why three bids were not obtained for this work. Michelle said that having spent time with the City's building permit officer, she was advised that staying with one construction company for the work was advised since they had already pulled the permits and were submitting documentation to the insurance companies, knowing the full scope of the work needed. Having discovered the additional damage, JBolt is submitting documentation for more funding.

Owners were again reminded that storm-related assessments up to \$2000 could be submitted under their HO6 policy, subject to the policy's deductible. The assessment was worded so it could be submitted.

The Association's policy has a \$10,000 deductible for flood damage, per building. The Board's goal is to eliminate or reduce any out-of-pocket expenses. Since work is in the early stages and since the funding is unknown, the possibility exists for another assessment since the flood-contaminated items may yet be unknown to us.

An owner should be able to make a one-time payment via the ACH, for the special assessment.

The Board has approved the assessment and it can be ratified at Friday's zoom meeting. The \$200,000 assessment includes the \$163,000 wall repair and \$30,000 for electrical. It also has a small cushion built into it. An owner wanted a breakdown from the contractor to know what is covered. Carl offered to show the quote to anyone who requests it. Owners were also reminded that in electing the officers on the Board, we entrust them to make decisions and sign contracts.

Owners understandably expressed their frustration with the progress. The Board also expressed their frustration with the limited information available from the insurance and agencies involved, making it difficult to pass on timely, pertinent information to homeowners. Owners were assured that once information is known to them, it will be passed along. Owners were encouraged to check the documents on our website, especially Hurricane Progress.

The first insurance payment of \$300,000 in November 2024 went toward the cleanup to mitigate further health hazards.

Windrush Bay has been and intends to be fully funded again. Proof of insurance is on the website.

Owners thanked and offered support to Carl and the Board for their past and continued work.

10. The meeting was adjourned by Carl at 8:28 pm.

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