

**WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC.**  
**EXPLANATION OF ITEMS TO BE VOTED ON BY LIMITED PROXY**

May 13, 2026

Dear Windrush Bay Owners:

This letter serves as an explanation to assist you in completing the enclosed limited proxy form, in connection with some very important amendments and proposed modifications to the common elements of the Association. Please take a few moments of your time to review this important information. Unless you have any questions, please return and complete the proxy form in favor of passing these amendments and proposed modifications to the common elements. We need the community's support to make some changes needed.

**Item 1-** Article 4.8 of the Declaration relates to the threshold percentage required to pass an amendment to the Declaration for any *material alteration to the common elements* or original plans. Under the Condominium Act (Florida Statute §718), any modifications to the common elements requires the approval of 75% vote of the entire membership. The Board is proposing to reduce this percentage to 66% of the entire membership. The Board would like to propose various necessary updates to the condominium building, which may need membership approval. 75% of the entire membership is a very difficult threshold to meet. An example of a proposed modification to the building is contained in this amendment packet under Item #3 for a proposed color palette change to the doors and gutters. The Board supports the proposed amendment to Article 4.8 in the hope that necessary changes and updates will be more reachable and realistic. The board requests the unit owners vote Article 4.8 this **YES** on this proposed amendment.

**Item #2** – Color Palette change: The board is seeking owner approvals for a material alteration to the common elements. The unit owners are asked to vote on whether to keep the existing color palette of the condominium buildings and villas, or to change them to the new color palette as seen on the rendering. As referenced in Item #1, the Board is attempting to reduce this threshold percentage from 75% to 66% of the entire membership, however, to make this material change, the Association must obtain 75% approval until the amendment in Item #1 is passed. **The rendering attached depicts the light blue shade to be approved, and the location of the modifications to the common elements.**

**INSTRUCTIONS FOR COMPLETING LIMITED PROXY**

- A. If you wish for someone other than the President to hold your proxy, please fill in their name. Remember, however, that this person must be present at the Special Membership Meeting. Also, since you are instructing your proxyholder how to vote on all the amendments, they must follow your directions regardless of their own opinions.
- B. Please fill in the name/number of your condominium (e.g. Fourteen) at the top and bottom of the proxy form.
- C. You may return the proxy in person to the office, or send it by email or facsimile, or by regular U.S. mail in the enclosed envelope.
- D. Regardless of your preferences on the items to be voted on, please complete and return the proxy as soon as possible. If you change your mind as to how you wish to vote, you can take back your proxy at any time until the voting is closed at the Special Membership Meeting.
- E. Please vote in favor or opposed to each item listed on the proxy.

**THANK YOU FOR YOUR ATTENTION TO THESE VERY IMPORTANT ISSUES**

Michelle Mezaros, President  
Windrush Condominium Association, Inc.

**PROPOSED AMENDMENT TO THE DECLARATION OF CONDOMINIUM**  
**OF**  
**WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC.**

The Board of Directors of Windrush Bay Condominium Association, Inc., proposes to amend the Declaration for Windrush Bay as follows:

**CODING:** New language is marked with an underline and deleted language is marked with a ~~strike-through~~ line.

**I. Proposed Amendment to Article 4.8 of the Declaration regarding the threshold percentage required to pass an amendment to the Declaration for any material alteration of the Common Elements or Original Plans of the Association as follows:**

4.8 Amendment of Plans.

(a) Alteration of Unit Plans. ~~Sponsor reserves the right to~~ No Unit Owner may change the interior design and exterior style and arrangement of ~~all~~ Units, ~~and or~~ or to alter the boundaries between Units without the approval of 66% vote of all Unit Owners, ~~so long as Sponsor owns the Units so~~ altered. No such change, ~~except as the same may relate to the development of future phases and set forth in Section 21 hereof,~~ shall increase the number of Units nor alter the boundaries of the Common Elements ~~(other than interior of walls abutting Units owned by the Sponsor)~~ without an amendment, of this Declaration approved by the Association, Unit Owners, and Institutional First Mortgagees in the manner ~~elsewhere provided in this Declaration.~~ If sponsor such material alteration shall is approved by the Unit Owners make any changes in Units so authorized, such changes shall be reflected by an amendment to this Declaration. If more than one Unit is concerned, the ~~Sponsor~~ Association shall apportion between the Units the shares in the Common Elements which are appurtenant to the Units concerned.

(b) Amendment of Declaration. An Amendment of this Declaration reflecting such alteration of Unit Plans or the Common Elements of the Association, ~~by Sponsor or the addition of future phases as set forth in Section 21 hereof need be signed and acknowledge only by the Sponsor and need not must~~ be approved by 66% of the Unit Owners in the Association, ~~other Unit Owners or lienors or mortgagees of other Units or of the Condominium, whether or not such signatures are elsewhere required for an amendment;~~ provided, however, the foregoing right shall not change the percentage of any Unit Owner's proportionate share of the Common Expenses or surplus or voting rights, ~~except as the same may result from the future phases of development set out in Section 21, hereof unless consented to in writing by such Unit Owner and any Institutional First Mortgagee holding a mortgage on said Unit.~~

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**END OF PROPOSED AMENDMENT**

# WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC.

## NOTICE TO ASSOCIATION MEMBERS OF SPECIAL MEMBERSHIP MEETING

To All Windrush Bay Residents,

Notice is hereby given that a meeting of the members of Windrush Bay will be held at the following date, time and place:

**DATE:** Thursday, May 28, 2026  
**TIME:** 6:00 p.m.  
**PLACE:** Ameri-Tech Community Management Partners, LLC  
24701 US Hwy 19 N #102, Clearwater, FL 33763

**ZOOM:**

<https://us02web.zoom.us/j/94948743878?pwd=ygjz7JLRpGa89bgHecZ3HwbwI8ZRAd.1>

**Meeting ID:** 949 4874 3878

**Passcode:** 576942

One tap mobile

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### AGENDA

1. Call to Order
2. Proof of Notice
3. New Business
  - a. Discussion of Amendment changes to Declaration
  - b. Vote results on Article 4.8 of the Declaration
4. Adjournment

**WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC.**  
**LIMITED PROXY**

I, the undersigned, being an owner(s) of Unit \_\_\_\_\_ located at \_\_\_\_\_ (insert street address) and an authorized voting member of Windrush Bay Condominium Association, Inc. (the "Association") do hereby appoint \_\_\_\_\_, or the President of the Association if left blank, as my proxyholder to attend the **Special Membership Meeting scheduled on Thursday, May 28, 2026 at 6:00 p.m. at Ameri-Tech Community Management Partners, LLC, 24701 US Hwy 19N, Suite 201, Clearwater, FL 33763 and via Zoom: <https://us02web.zoom.us/j/94948743878?pwd=ygjz7JLRpGa89bgHecZ3HwbwI8ZRAd.1> Meeting ID: 949 4874 3878, Passcode: 576942.** This proxy may be rescinded at any time at the pleasure of the undersigned. The authority of the proxyholder named above is strictly to appear on my behalf to establish a quorum of the Membership, and to vote on the following matters as directed:

I UNDERSTAND THAT THE PERSON I DESIGNATE AS PROXY MUST BE IN ATTENDANCE AT THE SPECIAL MEMBERSHIP MEETING IN ORDER TO PRESENT MY NAME ON ROLL CALLS AND CAST MY VOTE FOR ANY MATTERS FOR WHICH A PROXY MAY BE USED. ONLY ONE VOTE MAY BE CAST FOR ANY UNIT EVEN IF A UNIT IS OWNED BY MORE THAN ONE PERSON.

**LIMITED POWERS:** FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANKS PROVIDED BELOW:

**I. Should the proposed Amendment to Article 4.8 of the Declaration regarding the threshold percentage required to pass an amendment to the Declaration for any material alteration of the Common Elements or Original Plans of the Association be approved:**

Yes \_\_\_\_\_. I approve the proposed amendment to Article 4.8 of the Declaration.

No \_\_\_\_\_. I do not approve the proposed Amendment to Article 4.8 of the Declaration.

**II. Proposed changes to the colors of the condominium buildings and villas. Should the color palette change to the new palette as seen on the rendering or should the color stay the same:**

Yes \_\_\_\_\_. I approve changing to the new color palette as seen on the rendering.

No \_\_\_\_\_. I do not approve the new color palette as seen on the rendering.

**TO BE VALID, YOUR PROXY MUST BE SIGNED AND DATED**

\_\_\_\_\_  
Signature of Owner or Designated Voter      Signature of Co-Owner      Date

\_\_\_\_\_  
Print Name      Print Name      Date

**SUBSTITUTION OF PROXYHOLDER**

The undersigned, appointed as proxyholder above designates \_\_\_\_\_ to substitute for me in voting the proxy set forth above. (Print Name)

Dated: \_\_\_\_\_  
\_\_\_\_\_  
Signature of Proxyholder

**THIS PROXY IS REVOCABLE BY THE UNIT OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.**

# Windrush Bay Tarpon Springs - VIEW 3

Snapshot 3



Balcony / Beam / Ceiling 1 / Fascia / Gutter /  
Body 2 / Body 3 / Body 4 / Body 5 / Body 6 / Body Handrail / Soffit / Trellise / Window Trim / Wood  
7 / Body 8 / Body 9 / Ceiling 2  
Fence

Door 1 / Door 2



**PPG1235-4  
IDYLLIC ISLE**



**EXISTING TRIM COLOR**

**SALLY'S CRAB SHACK  
CUSTOM COLOR**

THE COLORS IN THIS DIGITALLY PRODUCED IMAGE APPROXIMATE THE DRY PAINT COLOR. ACTUAL COLORS MAY VARY FOR ALL CRITICAL MATCHES. A SAMPLE OF PAINT SHOULD BE APPLIED AND CHECKED BEFORE PROCEEDING.