

Windrush Bay Condominium Association, Inc.
Board of Directors' Meeting Minutes
Wednesday, Jan 21, 2026 @ 6:30 PM
WBCA Clubhouse and Zoom

1. Meeting called to order at 6:30 pm by Michelle Mezaros, President
2. Board Quorum established with all board members present
3. A motion was made by Julie and seconded by Tina to approve and waive the reading of the December 17, 2025 minutes. The minutes are posted on the website at <https://www.windrushbay.org/meeting-minutes.php>
4. Julie gave the Treasurers report, with \$171,981.50 in operating funds and \$372,020.80 in the reserves. A \$160,000 CD was rolled-over at 3.48%, and will come due in August
5. Report of AmeriTech Manager, Ellyse Vossellman - several properties are in arrears, including one with the attorney and two others over thirty days. These are handled as per the procedures in place. However there is a substantial amount due, in excess of \$19,000
6. Committee Reports:
 - Pool committee - Jeff Schram reported that is is a lot going on behind the scenes, including obtaining bids to refurbish the pool. Michelle has been working with the City's Health Department to determine priorities to address the new rules and regulations as well as permitting questions.
 - Phonebook updates - current
 - Social Committee - Cathy Bianchi and Diane MelMedico - All social events are posted on the bulletin boards, and always updated on the Facebook group page **Windrush Bay Friends**. Help is always needed and welcomed setting and cleaning up
7. Volunteer Group Report: Crime watch - Cathy Bianchi has been meeting with the Crime watch and notes we are receiving extra patrols. Please let her know of any other issues, and note details and take photos of anything that she should know about
8. Unfinished Business

Clubhouse update: the clubhouse is on hold for another 4 to 6 weeks as Michelle deals with constant changes and demands from the City.

Michelle is also working with JBolt, the contractor, to obtain detailed invoices for work to be done in the clubhouse and laundry room. JBolt has been allotted \$100,000 for work

on the laundry room, and **the goal is to get it back to operational, and build a reserve to deal with additional work in the future**. A question from the owners suggested that a vote be taken to determine the need and scope of the laundry room machines. Electric, plumbing, insulation and duct work costs will be substantial and Michelle and the Board are working on the best, cost-effective solutions for the windows in both buildings. Sandy Hoffman will be consulting on some of these issues

9. New Business

- A quote has been obtained for Parking Lot Restriping, which will probably be done in March. Cars will need to be moved. Numbers will be painted at the bottom of the space and curb stopped will be numbered. Julie moved that the parking lot be restriped and the numbers be painted. The motion was seconded by Michelle and the motion passed.
- A motion was made by Tina and seconded by Adam for ARC approval for windows in units 630 and 636. The work will be done by Clearwater Window and Door according to WRB specs. The motion passed
- A motion was made by Michell and seconded by Julie to approve our half of the payment with PH Tree to trim the rubber trees and bushes, with Windrush North to pay their half. The motion passed
- Special Assessment discussion: once the supplemental funds have been determined, there will be a special assessment for any additional funds needed. In addition to hurricane costs, this will also take into account any costs over and above budgeted money to repair rot and termite damage in the villas prior to scheduled painting. The assessment may be about \$300,000, with the first payment due in March and subsequent payments every following two months. Since some of the assessment deals with storm damage, it may qualify for a loss assessment claim on individual owners' insurance policies

10. Open Discussion

Michelle and the Board stressed the need for a hurricane plan for any future catastrophic events. This may include a call list and suggestions how to prevent flood damage among other things

Please continue to place work orders online

The next Board of Directors Meeting will be held Wednesday, February 18, 2026 at 6:30 pm in the clubhouse. Please bring a chair due to limited seating available.

11. A motion was made by Julie and seconded by Michelle and the meeting was adjourned 7:29pm

