Windrush Bay Condominium Association, Inc

Special Members Meeting

TUESDAY, NOVEMBER 10, 2026 AT 5:30 PM (SIGN-IN 5:00 PM)

CLUBHOUSE, 700 WINDRUSH BAY DRIVE, TARPON SPRINGS, FL 34689

and also by ZOOM at

https://us02web.zoom.uslj/87267096788?pwd=sVXLjpdPaWUZmvDoBoAjcun6cf3FOU.1

Meeting ID: 872 6709 6788; Passcode: 049435

One tap mobile +13052241968,87267096788#,*049435# US;

+13126266799,87267096788#*049435# US (Chicago)

1. Call to Order at 5:32 by Michelle
2. Establish a Quorum of Membership -
   71 needed, 96 received
3. Proof of Notice
4. Open Discussion
5. Vote on Amendments

   I. Vote on Article 10, Subsection 10.3(a) of the Declaration of Condominium - Leasing (20% limit on rentals)
   39 Yes - 55 No - FAILED

   II. Vote on Article 11, Subsection 11.2(d) of the Declaration of Condominium - Limitation on Ownership (maximum of 2 units per owner)
   70 Yes (need 94) 23 No - Need 24 more to pass

   III. Vote on Article ii, Subsection 11.1(b) of the Declaration of Condominium - Lease
   51 Yes, 31 No - Did not pass at this time

6. Meeting recessed at 5:55 pm and will reconvene on February 3, within 90 days