Windrush Bay Condominium Association, Inc.
Board of Directors' Meeting Minutes
Wednesday, April 15, 2026 @ 6:30 PM
WBCA Clubhouse and Zoom

1. **Call to Order at 6:30 by President Mezaros**

2. **Establish Quorum of Board** with Tina Barber, Mike Reber, Adam Bobak, Michelle Mezaros present and Joyce Dye on zoom. Ellyse Vosselmann, the AmeriTech representative, was also present

3. **Minutes of previous board meeting March 18, 2026**
Motion to waive reading and approve minutes of Board of Director Meeting, March 18 was made by Michelle and seconded by Mike. Motion passed. Minutes are posted on the website at https://www.windrushbay.org/meeting-minutes.php

4 .**Treasurer's Report** - Joyce Dye reported that there will be an audit this year. She created an RFP to send to CPA firms, pending board review. Page & Co. will file an extension until October 15th for this years taxes

5. **Report of AmeriTech Manager** -Three owners are at the attorney. Two other owners have settled. Ellyse continues property walks, addressing homeowners needs. Website is updated according to new law. She also continues to work with Michelle and the attorney to unwind the JBolt situation and FEMA claims, including the four AC units that were missing from the original claim

6. **Committee Reports:**

- **Pool Committee** - Jeff Schram reported steady pool usage. He reminded the owners that the pool is scheduled for refurbishment in May of 2027. He also reported that he will resign as committee chair after that project is completed
- **Social Committee** - Cathy Bianchi/Diane DelMedico - thanked everyone who participated in this year's events, including those who set up and cleaned up afterwards. Everyone's support is greatly appreciated
- **Sign Committee**- Mary Schram - the committee obtained three quotes ranging from $3,472.15 from Sign Source, $4,952.39 from Fast Signs (recommended by the committee) and $10,737.77 from Rock Solid. Since Windrush North's participation is in question, the project is tabled until next year
- **Compliance Committee**-Bruce Belskey reminded owners to "see something, say something". The compliance committee will knock on door, send letters, and go

through the established procedure if violations are found. Owners can send an email to **brucebelsky@gmail.com** with any perceived non-compliance issues

- **Amendment work group-**Mary Currey reported that her team of neighbors including Linda Goodrich, Pat Alton, Teri Haddad and Joe Mruskovich is working to lead the campaign to amend the bylaws concerning rentals in the community. Three informational sessions were held to inform owners of the proposed changes. The three amendments include keeping rentals at 20%, limiting 2 units per owner and a one-year waiting period before a unit can be rented. These all work toward keeping the community a residential community, and avoiding investors coming in and taking over in a buyers market. Many local communities have also adopted these measures. This change will require a 75% vote and will be put to a vote in the fall. Watch for future information sessions and updates on our FaceBook page

7. **Volunteer Group Reports:**

- **Crime Watch -** Cathy Bianchi reported Tarpon Springs Police Department is running shredding and medication disposal opportunities. Flyers are posted on our FaceBook page

8. **Unfinished Business:**

- Clubhouse Update/Laundry Room Update- Michelle, AmeriTech and our lawyer are working to determine the amount of money available for these projects. The clubhouse is moving forward, with the laundry room put on hold
- Pest Guard will perform interior inspections and treatment of units on 4/16/26 from 8am to 4pm

9. **New Business**

- GMAIL account issues - the board has a new email address boardwindrush@gmail.com
- Insurance - there will be a town hall discussing insurance on April 17 at 4pm in the clubhouse with a presentation from Chelsea Chapman of Compass Insurance
- Board assessment proposal for budget meeting - the Board would like to discuss the possibility of waiving HOA assessments (monthly fees), in full or in-part, for board members at the October meeting
- Ratify audit - Joyce and Mike will look for an accounting firm to do the upcoming audit. Joyce has prepared an RFP for this
- Ratify building D wall repair - The board ratified the repair of the wall in building D for $25,300 quote due to significant wood rot
- Ratify moving parking spot 609 and 621
- Ratify Clubhouse RFP - the RFP was sent out to three contractors (see below)
- Ratify well pump repair - the board ratified a repair for $7,000 for a broken well part. This repair should result in higher pressure for the sprinklers. Owners should be aware of County water restrictions, including car washing. Details on the restrictions can be found on the Tarpon Springs website

- Discussion of villa paint colors-doors and villas - Michelle is looking into whether a community vote of 75% is necessary to change the background colors on the villas, due to be painted in 2026
- Move interest account 7000 interest acct - Michelle suggested moving $5,400 from interest account to pool account now since 30% down is needed by 3/1/27. Joyce suggested waiting
- Discuss unit 616 - skipped
- Discuss Fob/security system - a previously discussed fob/security system has been put off , since the insurance rebate would take forever to cover it. An owner suggested looking into a scaled down version
- Amendment- several amendments will be put to vote in the fall, including the amendments concerning renters (as discussed earlier), and removing the laundry and storage amenities. There will be a mailing that will also include changing the voting requirement from 75% to 66% via proxy vote, as allowed by Florida law
- Villa gutter, painting and wood contractors -pending the decision on the villa colors, this is an ongoing discussion
- Unit Rental Guidelines - changes were made to the online Unit Rental Guidelines, including the 6% tourist development tax, the 6% Florida State tax and a 1% surcharge for rentals for a period of 6 months or less. Owners who rent the unit themselves must secure a Tourist Development account number. Other changes included the terms that the approved renters listed on the lease must be the individuals residing in the unit. Friends or non-paying social guests may not reside in a unit for an extended period without the owner present. A motion to adopt these changes to the Unit Rental Guidelines was made by Michelle and seconded by Mike. The motion passed.

  Please refer to the Guidelines on the website for details. Clarification was also made on fees for returning guests. Owners are reminded that they are responsible to check references and have renters aware of the rules and regulations.
- Clubhouse Contractor selection - Michelle reported that three contractors bid on the clubhouse project, Bartlett Construction $268,779.05, BBI wanted the money that was left and there were no specifications provided at this time for what "out of pocket" costs could range. The third was Integrity Remodeling for $113,000. Working with Tom Cleland it was proposed that Integrity Remodeling be signed, with Windrush ordering the cabinets and countertops (as allowances) and factoring in flooring, saunas, permit expenses, A/C and misc for an additional $62,000. This vendor proposed that the work would be completed 6 months after permits are issued, The contract also includes a sliding scale clawback every 30 days, with final payment withheld until project is inspected. The work also includes the removal of the popcorn

ceiling, hurricane impact sliders, new doors, blown insulation, renovations to the sauna area and flooring and other significant improvements.

A motion was made to engage Integrity Remodeling for the clubhouse renovation by Tina, seconded by Mike and passed.

- Assessment - consideration is being given to an assessment of about $200,000 to cover various items, including new invoices totaling $20,000 from JBolt, the disputed invoice #719, repairs needed on the villas prior to painting, the repair of the wall on building D, upgraded garbage enclosures, gutters and many other projects, as discussed above. After some discussion, the item was tabled and some projects will be reconsidered.

10. Open Discussion - carried on during discussion of items above

11. Next Board of Directors' Meeting, Wednesday July 14 @ 6:30pm at the WBCA Clubhouse - Please bring a chair as there will be limited seating available.

12. Meeting Adjourned 8:34 pm by President Mezaros

Windrush Bay Condominium Association, Inc.

UNIT RENTAL GUIDELINES
APRIL 16, 2026

PINELLAS COUNTY:

If your unit is rented by you, or a realtor/agent, for a period of 6 months or less, the 6 percent Tourist Development Tax must be paid in addition to the 6% Florida State Tax. Taxes add up to 13% with a 1% surtax.

Owners who rent their units themselves must secure a Tourist Development account number from the Pinellas County Tax Collector.

WINDRUSH BAY DECLARATION OF CONDOMINUMS:

Renting may be permitted provided:

Lease term is for three (3) months or longer but limited to 12 months (cannot exceed). If both parties agree and Association approves a renewal request, the lease can be extended beyond 12 months.

The Windrush Bay Association, may upon its sole judgement, permit other terms of leasing.

NO individual rooms may be rented and no transients may be accommodated in a unit.

WINDRUSH RULES AND REGULATIONS:

Leasing is permitted upon proper notice to the Association and subject to the Declaration of Condominium and it By-Laws.

If you rent your condo, the approved lessees listed on the lease must be the individuals residing in the unit. Occupancy by individuals not named on the lease is not permitted.

Family members may not stay in a unit for extended periods (e.g., years) without submitting an application and receiving approval.

Friends or non-paying social guests may not reside in a unit for an extended period without the owner present and for more then 30 days in a 3 month period.

The Management Company supplies the appropriate forms for leasing on the WindrushBay.org website. A $150 fee is to accompany each lease application.

Each lease application must be clear and complete.

Every lease requires an application. This applies to returning lease's and returning seasonal lease's. If a Leasee has paid the $150 they are grandfathered for future leases, and the fee is waived.