Windrush Bay Condominium Association, Inc
Annual 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 by Michelle at 6:15 p.m.

2. Appoint Chairperson of the Meeting - President Michelle Mezaros appointed

3. Proof of Notice of the Meeting - yes

4. Certification of Proxies and Establishment of Quorum - yes

5. Read or Waive Minutes of Last Members' Meeting
Mike Reber made the motion to waive the reading of the last members' meeting. It was seconded by Joyce and passed.

6. Election of Directors - NO ELECTION, 3 VACANCIES, JOYCE APPOINTED
There was no election, since the number of posts was filled by the number of applicants. Therefore Mary Currey, Joyce Dye, and Linda Goodrich were appointed to the Board. Adam Bobak and Mike Reber will continue to serve their terms

7. Reports of Officers and Committees
None

8. Unfinished Business
None

9. New Business

A Vote to approve 606 Floor Repair Adam made the motion, and Mike Reber seconded it, to approve the repair. The motion passed.

B. A motion to transfer CD from Huntington to Achieva at 4.35% was made by Joyce and seconded by Mike. The motion passed

C. A motion to remove the Laundry Room portion of the Building attached to the Workshop was made by Adam and seconded by Joyce. The motion passed. This was able to be done by the Board, since the laundry room was created in a prospectus and

therefore was not an amenity. The laundry building structure will not be changed. The trench by the laundry room is being contested with the contractor.

D. Open Forum:

Michelle met with the insurance agent and the changes made at a previous meeting were done, aligning the policy renewal dates, etc. A motion was made by Joyce and seconded by Adam to align ancillary coverage and make changes proposed by the Board. The motion passed.

A process was developed by Joyce to double check invoices

In response to a question by an owner concerning trespassers, the Board stated that we have a few cameras, and they are helpful, but limited.

E. Owners are reminded to acquaint themselves with the rules. No drinking of alcohol is allowed at the pool. Email the Board or Ellyse if you see a violation of the rules

F. Announcement & Seating of New Board:

The new Board has Mary Currey, Joyce Dye, Linda Goodrich, Adam Bobak and Mike Reber.

Michelle and Joyce were thanked for all their efforts and accomplishments, especially during this turbulent, eventful time

10. A motion was made by Joyce and seconded by Adam to adjourn at 6:37 p.m.The motion passed.