

**Windrush Bay Condominium Association, Inc.
Board of Directors' Meeting
Friday May 8, 2026 @ 11am**

Ameritech

[24701 US Hwy 19 N Suite 102
Clearwater, FL 33763](#)

Zoom

[https://us02web.zoom.us/j/85714258241?
pwd=7tCS8h82klcdWexQNEb20qH3ljMrs.1](https://us02web.zoom.us/j/85714258241?pwd=7tCS8h82klcdWexQNEb20qH3ljMrs.1)

1. Call to Order at 11:05

2. Establish Quorum of Board

Michelle Mezaros, Adam Bobak, Tina Barber and
Mike Reber present

3. Minutes of previous board meeting April 27, 2026

Motion to waive the reading and approve the Board of
Director Meeting Minutes of April 27, 2026 was made
by Tina and seconded by Adam. The motion passed.
Minutes are posted on the website at [https://
www.windrushbay.org/meeting-minutes.php](https://www.windrushbay.org/meeting-minutes.php)

4. Old business

Motions were made to include the following items in the
upcoming Assessment mailing to homeowners:

- Vote on the Color Change- owners will be asked to
vote on the material alteration to either change
from the current paint colors or adopt the “blue
door” color palette proposed by Connie’s committee

for the doors, main color and trim. Michelle made the motion, Adam seconded it, and it passed.

- Vote on proposal for Material Alteration requirement - owners will be asked to vote on a 2/3 or 66% majority vote for material alterations, down from the current 3/4 or 75%. Motion made by Michelle and seconded by Tina, the motion passed
- Vote on proposal of Amendment to change the voting requirement from 75% to 66% will be tabled and removed from the mailing, pending attorney review

5. New Business

- Online voting - a proposal to change to AmeriTech or other vendor for online voting portal is tabled until the next meeting
- Attorney change - Since our attorney has closed her practice, a letter of engagement will be signed with Rabin, Parker and Gurly PA
- Pool Company - Windrush will stay with our current pool company after investigating other options
- Homeowner Payments from JBolt - JBolt has not yet made final payments to owners until funds owed to them are satisfied. Our AmeriTech rep, Ellyse, will work with JBolt in this regard to reimburse owners as soon as possible
- Upcoming Assessment - Michelle made the motion to amend the previous special assessment from \$140,000 to \$218,000 which includes the previously

removed \$70,000 payment to JBolt for wall repair. Adam seconded the motion and it passed.

The assessment will be due in four payments and can be made through the AmeriTech portal.

The argument was made that most of this will probably have to be paid, and if any funds remain, they can be put into a Contingency Fund.

- Owner Condo/ Villa update guidelines- updated condo owner guidelines for screen doors, lanai windows, doors, etc were prepared by Bob Hutchinson. A motion to adopt them was made by Michelle and seconded by Tina. The motion passed

5. Open Discussion -

- Michelle stressed the need hurricane for an action plan
- Reimbursement checks should be forthcoming to owners
- The amounts for the assessment will follow the existing formula
- Michelle's worst fears about the unacceptable electrical work done in the units were discovered upon inspection in all 10 units. JBolt will be responsible for fixing this at no additional cost. Owners will be contacted for access to the units
- The Assessment mailing will go out 5/28/2026. A motion to have any excess from the assessment be put into the Community's Contingency Reserve Fund was made by Adam, seconded by Tina and passed
- New dumpster containers - One container has already been replaced by the City and Michelle will follow up on

anyothers that need it, including the one by the big parking lot, serving buildings O, J and K

6. **Adjourn** - A motion to adjourn was made by Michelle and seconded by Mike. The meeting was adjourned at 12:13pm.

Please continue to place work orders [https://
www.windrushbay.org](https://www.windrushbay.org)