Windrush Bay Condominium Association, Inc

Budget 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)

Budget Meeting Agenda

1. Call to Order 5:55 p.m.

2. Appoint Joyce Chairperson of the Meeting

3. Certify Quorum of the Board

4. Vote to Waive Financial Reporting

5. Open Forum

- There was a typographical error on line 5450 - tree trimming. Instead of $15,000 annual tree trimming, it had $1,500. To adjust for this error, money was taken from the paving reserves. The paving and seawall reserves will need to be adjusted in an upcoming budget
- Ellyse will investigate the Spectrum door fee to see if it should be paid every year
- Due to the events of the past year and items mentioned above, owners should anticipate in increase in HOA fees or an assessment in the future
- Discussion of JBolt legal demand letter for money still owed owners. It was noted that the attorney in this matter has not been effective
- When bank CDs come due, special attention will be made to assure FDIC maximums are taken into account

6. A motion was made by Joyce and seconded by Adam to approve the 2027 Annual Budget. The motion passed.

7. A motion was made by Adam and seconded by Mike to adjourn the meeting at 6:15 p.m.