

Windrush Bay Condominium Association, Inc  
Board of Directors Budget Approval Meeting  
November 12, 2024, 5:30 pm  
Clubhouse

1. Meeting called to order by president Judith Sutherland at 5:37pm
2. Certify quorum of Board members with Judith Sutherland and Carl Hicks present and Both Bob Tannura and Bob Hutchinson on the phone. Ellyse Vosselmann, AmeriTech manager was also present.
3. The vote to waive Financial Reporting passed, with 63 yes votes and 6 no votes.
4. Board approved the 2025 annual budget on a motion by Judith and seconded by Carl. Motion passed.
5. Meeting adjourned at 5:39pm

Windrush Bay Condominium Association, Inc  
Annual Members Meeting Minutes  
November 12, 2024, 5:30 pm  
Clubhouse

1. Meeting called to order at 5:39pm
2. Proof of notice supplied
3. Proxies were certified and deigned to have established a quorum
4. A motion to waive the reading of the minutes of last meeting was made by Carl Hicks and seconded by Bob Hutchinson. The motion passed
5. Candidates have read and agree to abide by association documents
6. Election of directors: Michelle Mezaros was appointed to the Board by unanimous proclamation.
7. Reports of officers and committees:
  - a. Pool committee: Jeff Schram reported on the progress of the rehabilitation of the pool. Contracts with Eric from The Pool Works for the cleanup and restoration have been signed and submitted, putting Windrush Bay at the front of a very long line. Once the pool itself has been drained, chemically bombed, resurfaced, and water has been put in, it will be ready for new equipment, including the heater. Thanks to the good relationship Jeff has maintained over the years with Pool Works, we will be given priority in obtaining parts and scheduling the work. Jeff sees a possible date in about two or three weeks for the pool to be ready. It was pointed out that the Health Department may need a working rest room for the pool to be permitted to be used. Ellyse will verify that.
8. Unfinished business
  - a. Change the color of the doors:

The vote to change the color of the doors from the current deep magenta to blue will need a vote of 75%, or 104 yes votes. 70 properties voted, with 48 yes votes and 10 no votes. At this point, the proposal does not pass, but will be held open for 90 days

9. Seating of new board (the meeting went into recess at 5:52pm to await a board member in transit, and was resumed at 6:33)
  - a. Judith Sutherland, Bob Tannura and Bob Hutchinson were all genuinely thanked for all their efforts and hard work, especially throughout the hurricane impact. Our property manager, Ellyse, Kyle and Eric from Pool Works were also thanked.
  - b. The new Board consists of Carl Hicks, Patrick Dillon and Michelle Mezaros.
  - c. Since the deadline for applications, four other candidates have submitted their intent. These applicants will be considered to be appointed in a future meeting.
  
10. Adjournment at 6:33.

WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC.  
Board of Directors Organizational Meeting  
November 12, 2024  
Immediately following 5:30pm Annual Membership Meeting  
Clubhouse

1. Call to order at 6:33pm
2. Appoint Ellyse as Chairperson of meeting
3. Appoint Officer Positions
  - a. President - Carl Hicks
  - b. Vice President - open at this time
  - c. Treasurer - Patrick Dillon
  - d. Secretary - Michelle Mezaros

Note: four other candidates have put their names forward to be considered for a position. Their bios and statements will be considered by the Board and some may be appointed at a later date.

4. Future dates for upcoming meetings were tentatively set at December 12, 2024 and then subsequent meetings will be held on the third Wednesday of the month, with the Budget meeting scheduled for August 19, 2025 at 2pm
5. The meeting was adjourned at 7:07pm