

# Experience the Difference



April 2, 2025

## REVISED LETTER

Re: Special Assessment

To All Windrush Residents,

Due to Hurricane Milton on October 9, 2024 a special assessment meeting was held by Windrush Bay Condominium Association on March 21, 2025 and the Board approved a special assessment of \$200,000.00.

This will be used for the following project: Building O wall has structural damage because of a hurricane causing stucco separation of the wall near the electrical panel with a cost of \$47,000 and Building O south wall has structural damage caused by high winds. The window/wall was blown out due to high winds with the cost of repair of \$50,500 and building N south wall was blown out due to the high winds from the hurricane, the wall needs to be rebuilt at the cost of \$48,750. Any excess funds will be put into the community-based facility reserves and /or toward the \$40,000 that the Board has already paid out.

The special assessment will be due in three payments starting May 1st, 2025, with the next payment due June 1, 2025, and the third payment due July 1, 2025. As per our documents, the units will be assessed at the following rates:

Unit	# of units	%	Total amt due	1st payment due May 1, 2025	2nd payment due June 1, 2025	3rd payment due July 1, 2025
Efficiency	4	0.41250%	\$825.00	\$275	\$275	\$275
1 BR/ 1 Bath	8	0.51150%	\$1,023.00	\$341	\$341	\$341
2 BR/ 1 Bath	26	0.62260%	\$1,245.20	\$415	\$415	\$415
2 BR/ 2 Bath	52	0.67100%	\$1,342.00	\$447.33	\$447.33	\$447.33
3 BR/ 2 bath	10	0.79420%	\$1588.40	\$529.33	\$529.33	\$529.33
Villa	39	0.90530%	\$1807.00	\$602.33	\$602.33	\$602.33

Payments can be made by check, bill pay from a bank or an ACH payment at <https://amtec.cincwebaxis.com>. Please check the [windrushbay.org](http://windrushbay.org) website for further directions concerning an ACH payment.

By Order of the Board of Directors,

Ellyse Vosselmann, LCAM  
Community Manager