

Windrush Bay Condominium Association
Board of Directors'/Finance Committee Budget Workshop Wednesday, August 10, 2022 @ 2:00pm
Location - Ameri-Tech Community Management Office 24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763

Agenda

1. Meeting called to order at 2:03 p.m. Attendance: in person were Chris Stancil Ameri-Tech Manager, Julie Eichner Vice President of the BOD, Walter Babst, Trudy Neal, & Joan Hoffman (owners). Zoom attendees: Janice Sofia Ameri-Tech, Judy Sutherland President of the BOD, Robert Tannura Director of the BOD, Bob Hutchinson Treasurer of the BOD, Gina LaRocca Secretary of the BOD, Dennis Crawford owner, Carl & Nancy Hicks owners, Jeff Schram Finance Chairman, & Mary Schram minute taker.
2. Establish Quorum
3. Review WBCA 2022 financials through July 2022
4. Estimate of expenses for remainder of 2022
5. Discussion of other Expenditures or One-Time Expenditures
that may be in the future: Jeff Schram talked about the villa roofs that still need to be roofed. He would like to take \$21,000 from our savings & transfer to the roofing fund. He also talked about the pool expenditure of \$44,000.00 coming due for the hydraulics. He would like to use \$11,000.00 from the flood refund towards this as well as \$22,000.00 from our savings. Also \$11,000.00 from our pool reserves. Jeff also stated that our insurance would 25 - 30% higher in 2023. Flood insurance is 18% higher.
6. Initial Estimate of Budget 2023 Proposal: our monthly maintenance increase will be 8.84% higher for 2023.
7. Meeting adjourned at 3:50 p.m.