

Windrush Bay Condominium Association, Inc. Board of Directors' Workshop
"Meet and Greet new property manager Ellyse Vosselmann"
Wednesday, December 20, 2023 @ 7:00 PM WBCA Clubhouse

1. Call to Order: Judy Sutherland called the meeting to order at 7:10 PM. Bob Hutchinson and Carl Hicks were present at the clubhouse, Judy Sutherland and Bob Tannura were available via Zoom. Ellyse Vosselmann and Bob Kelly, Community Association Managers, were also present.
2. Since four Board members were participating, a quorum was established.
3. Elyse & Bob introduced themselves.
4. A discussion of several items left uncompleted by the former property manager was begun:
 - A. Repair of the fire hydrant at villa 30.
 - B. Overpayment/double payment of H& H environmental by \$8,000.00, still not repaid.
 - C. Unit 646 Window installation violation. First letter sent with no result. Send a second letter?
 - D. Windrush North's financial responsibility for lift station maintenance and repairs. They still have not paid their portion for any 2023 repairs, which have been substantial.
 - E. Sales/lease applications – Ameri-Tech is going to have to go through previous manager's email to find out if there are any. As well as whatever other items he may have been working on which are unfinished.
5. Phonebook discussion. We have several new owners who are not yet in the book

Adjournment: Judy Sutherland adjourned the meeting at 7:50 PM