

Windrush Bay Condominium Association, Inc.  
Board of Directors' Meeting Minutes  
Wednesday, December 12, 2024 @ 7:00 pm  
WBCA Clubhouse

1. Meeting called to Order at 7:02pm

2. Quorum of Board established with Carl Hicks, Patrick Dillon and AmeriTech manager Ellyse Vosselmann present and Michelle Mezaros on the phone. New Board member Julie Miradakis-Ginn was also present on the phone.

3. New board members:

Tina Barber and Julie Miradakis-Ginn were announced and seated on the Board.

New board members are reminded that they are required to take the required course within 90 days of their seating. The Board is also reorganizing, with Carl Hicks as President, Patrick Dillon as Vice President, Julie Miradakis-Ginn as Treasurer, Michelle Mazaros as Secretary and Tina Barber as Director.

4. A motion was made by Patrick Dillon and seconded by Michelle Mezaros, to waive the Reading of Minutes from 10/8, 10/16, 11/8, 11/28, 11/15 and approve them. The motion passed. Minutes are posted at <https://www.windrushbay.org/meeting-minutes.php>

5. Treasurer Report

The Board has had some large expenses from Hurricanes Milton and Helene, including a \$10,000 deductible for clubhouse, maintenance shed and three buildings. Further expenses have not yet been received from the contractors.

Ellyse reported a balance of \$159,402.30 in operating funds and \$264,064.30 in reserves.

Accounts in arrears include 6 accounts 90 days behind, which will be sent to the attorney and 2 accounts that are 60 days late.

6. Report of Ameritech Manager

Hurricane recovery cleanup and construction updates are posted at

<https://www.windrushbay.org/hurricaneupdate.php>. Ellyse continues to post hurricane updates on the website. Some preliminary electrical and plumbing efforts will begin next week, awaiting permits from the City.

Ellyse reported that property walks continue, monitoring the property and work being done. The staircase and wall on Building O have also been addressed as part of the hurricane damage.

A violation of a commercial vehicle being parked on the property by a renter resulted in the owner of the property being contacted. The renter will be contacted as well as a followup to the violation.

In order to effectively deal with fines of this type of violation, Carl will begin the process of setting up a fining committee. The Board can then move through the process, if any fines are determined as necessary in the future.

## 7. Committee Reports:

Finance Committee - Adam Bobak, the newly appointed finance chair will work with the Board and Treasurer Julie Miradakis-Ginn.

Pool Committee - Jeff Schram gave credit to Erik and Kyle for their pre-emptive efforts with the pool, that resulted in a quick resolution to the repairs. The pool is up and running, against all odds, when considering the damaged commercial pools in the area. In addition to the repairs, a spray system was instituted and the cover is working great, keeping things warm even on these cold nights.

Phonebook Updates - Michelle Mezaros will request for updates to the phonebooks, which can be found on the website.

Ellyse reminded the owners that they can subscribe to emails using a link on the home page at [www.windrushbay.org](http://www.windrushbay.org).

Work orders can be put in on the website, as well, if you don't think you are getting email updates. It is a good thing to put in work orders to keep track of things being done.

Recorder-at-Meetings - Jackie Wickenheisser will continue in this role.

Social Committee - Cathy Bianchi/Diane DelMedico/Nancy Hicks

Nancy reported that the social committee has cancelled events but will reorganize and adapt, to our new temporary circumstances. Some potential events may include things like parking lot cocktail parties and Evenings on the green, etc

Beautification committee - Mary Schram can answer questions and will update website on allowed plants, etc, The committee needs helpers. Owners are reminded that common areas are not personal property, so watch plantings in these areas.

## 8. Volunteer Group Reports:

Crime Watch - Cathy Bianchi - nothing at this time, will update in January

## 10. Unfinished Business:

The vote to change the color of the doors from deep magenta to blue will be left open until February.

## 11. Hurricane Restoration Committee

The Ad hoc committee to oversee reconstruction of the Laundry and Clubhouse facilities has been formed, with Co-chairs Cathy Bianchi and Nancy Hicks. Residents are invited to join the committee to share their ideas. Please add your name to the committee member sign-up list after the meeting, or send an email to Cathy or Nancy.

Discussion of Kyles salary occurred with a general agreement that it should be re-evaluated within the confines of the budget.

A motion was made by Carl Hicks and seconded by Patrick Dillon to move Kyle to a five day work week at hourly rate within the limits set by the budget. Motion passed

A second motion was made by Carl and seconded by Patrick to approve a bonus for Kyle up to limit of current year's budget. The motion passed

A question was raised from an owner about who has keys to the units. Carl reminded us that when you first buy, you agree to give key for emergency access, pest control or other imminent situations. Only the Board has access to a secure location for keys.

Alex raised an issue of increased security with vulnerable properties when contractors are working on a unit. Carl suggested that was an issue to be emphasized with Dave from Jbolt. A potential solution was introduced to have universal lock on everyone's door for easier access while working with three keys (the Board, Kyle, JBolt workers).

## 12. Announcements

Please continue to place work orders (<https://www.windrushbay.org/work-order.php>, if you find a water stain your ceilings, or closets. We will continue to have maintenance check it out.

Friendly reminder - Dogs must be on a leash at all times outside and their poop needs to be picked up immediately. This is also a Tarpon Springs City Law.

Next Board of Directors' Meeting, Wednesday Jan 15, 2025 @7:00pm at the WBCA Clubhouse

Meeting was recessed at 8:16 pm by the President.