

Windrush Bay Condominium Association, Inc.
Board of Directors' Meeting
Thursday, January 15, 2025 @ 7:00 pm
WBCA Clubhouse
Minutes

1. Meeting was reconvened at @ 7:03 by Carl Hicks
2. Quorum of Board was established with Carl Hicks, Michelle Mezzaros and Tina Barber present, and Julie Miradakis-Ginn on the phone. Ellyse Vosselmann was also present
3. A motion to waive the Reading of Minutes from 12.22.24 and the town hall from 1.8.25 and approve them from was made by Michelle and seconded by Tina. Minutes are posted at <https://www.windrushbay.org/meeting-minutes.php>
4. Treasurer Report -No report at this time
5. Report of Ameritech Manager

Ellyse reported that we have \$139,112.46 in our operating funds and \$269,261.62 in our reserves, and delinquencies of \$2,610, for a balance of \$405,764.08.

A motion was made by Michelle and seconded by Carl to send the 90 day delinquency to the attorney. The motion passed. Any delinquent accounts of 30 or 60 days will be sent letters.

Tina Barber voiced her frustration with the hurricane restoration process, offering her help to speed things along. Ellyse assured her that she is in communication with our team to move as soon as permits are issued.

Owners are reminded to call Duke Energy to see if turning off their service would be economically beneficial. One owner said that she would have had to pay \$35 a month to keep the service on, but only \$12 to turn it back on.

Several owners offered praise for Hoffmann AC, in their speed and concern to replace or restore AC service to the units.

Further discussion on hurricane remediation efforts restated JBolt's intention to replace all shut off valves. Dave will also be in contact with affected owners. Please refer to the Town Hall minutes for further information on this subject, including information on how to obtain any letters needed from Ellyse for insurance purposes. Carl Hicks has signed all paperwork necessary on the Board's end to expedite the process.

Hurricane recovery cleanup and construction updates are posted at <https://www.windrushbay.org/hurricaneupdate.php>

Our manager also discussed letters to be sent to owners in violation of rules and regulations.

6. Committee Reports:

Finance Committee - Adam Bobak questioned the line item for \$600 in division fees. Ellyse will find out and provide an answer

Pool Committee - Jeff Schram - pool is up and running. The sprinklers set up to deter the crows has been turned off, since it seems to have done the job. The pool, not covered by insurance, has been refurbished using funds available in the budget. Jeff warned that \$30,000 may be needed in two years, and asked the board to consider that when preparing the budget.

Phonebook Updates - Michelle Mezaros reported that the phonebook has been updated and sent to be uploaded to the website, can put name and phone number.

Social Committee - Cathy Bianchi/Diane DelMedico/Nancy Hicks - Although the original plans for this year have been scrapped, due to the state of the clubhouse, the committee will work to provide functions outside in a low-key fashion. All suggestions are welcomed by the committee.

Hurricane Restoration Committee - Cathy Bianchi/Nancy Hicks - The restoration of the clubhouse and laundry building will be last, after residences are completed. The Committee is working on a master plan along with the board. A donated pool table is in storage.

7. Volunteer Group Reports:

Crime Watch - Cathy Bianchi requested that owners make her or her co-chair Mike Reber know of any issues or suggestions. The proposed car ID stickers will be put on hold until next year.

8. Unfinished Business:

The proposal to change the color of the doors from deep magenta to blue will again be put on hold, with only 98 proxies received of the 104 needed.

9. Announcements

Please continue to place work orders (<https://www.windrushbay.org/work-order.php>). Initial assessment/response by maintenance is typically within 24 hours. There were 144 work orders completed in 2024.

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.

Minutes from board meetings are posted usually within 24 hours. Please review if you were unable to attend. Many thanks to our recorder, Jackie Wickenheisser, for her prompt efforts in getting these posted!

10. Open Discussion

In response to a question asked by an owner about the Board's expectations for upcoming costs, President Hicks stated that figure cannot be determined at this point, but reminded the owners that there is a \$10,000 per building deductible.

Another topic was introduced, asking whether our very expensive insurance is redundant to coverage from FEMA for disasters. Ellyse and Carl will have our insurance agent come to a future meeting to explain this issue.

The next Board of Directors' Meeting, Wednesday Feb 19, 2025 @7:00pm at the WBCA Clubhouse - Please bring a chair as there will be limited seating available.

11. The meeting was recessed at 8:18pm