

**Windrush Bay Condominium Association, Inc.**  
**Budget Workshop Minutes**  
**8/19/2025 @ 2:00 pm**  
**Ameritech 24701 US Hwy 19 N Suite 102, Clearwater FL 33763**  
**Via Zoom**

1. Called to Order at 2 pm

2. Quorum of the Board established, with Carl Hicks, Michelle Mazzaros, Tina Barbe,r and Julie Mirakis-Ginn in attendance. AmeriTech rep Ellyse Vosselman was also present

3. Budget Workshop:

Ellyse and the members of the Board went line by line, explaining the amounts budgeted for last year, the amounts spent year-to-date, and the projected amounts for the 2026 budget. The Board members questioned each line item, with responsible savings in mind.

Discussion arose on several points, including:

**Insurance** - Having moved to Citizen's last year, next year's budget will reflect an anticipated increase of about 10%. Our insurance agent is constantly looking for better rates, but insuring coastal properties is very difficult at this time

**Audit** - an audit is required this year. It must be done every other year by State statute

**Payroll** Increased with Kyle's salary going from part-time to full-time and a raise in hourly wage up 37% from \$56,000 to \$72,000

**Trash** - trash pickup 3x week may be cut back to 2x week for seven months

**Final 2026 budget** - may have a zero to minimal increase, depending on evaluation of some final numbers, with the possibility of some additional

funding added to line #6100 (Building maintenance). The final budget will be sent to owners before the November 11th meeting.

**Other:**

Ameritech was reminded that Windrush North is responsible for about 38% of lift station expenses, and those expenses should be passed along as received.

An owner requested that we look into solar energy for some common areas, and President Hicks will ask if there is any interest in forming a committee to investigate this issue.

Owners are reminded that there will be four open positions on the Board, and all are urged to consider running. If anyone has a question, any current Board member would be happy to sit and discuss this with potential candidates.

4. Meeting was adjourned at 3:55 pm