

Windrush Bay Condominium Association, Inc.  
Hurricane Rebuild Town Hall  
9/2/2025 @ 6:00 pm  
Ameritech 24701 US Hwy 19 N Suite 102 Clearwater FL 33763 via Zoom

1. Call to Order at 6pm by Elysse

2. Quorum not established with Carl Hicks and Tina Barber present. Also present were Ellyse Vosselman, Dave and Devyn from JBolt, our attorney Dan Greenberg, James Britt, and Josh Rosenberg

3. Hurricane Rebuild Town Hall

- James, our adjuster- continues to work with Dave on wrap report, asking for additional payment, bringing pricing up to date, and working on supplemental claims. The adjuster came out and Dave has been working on wall damage
- Dave, from JBolt - engineer came out to inspect buildings to complete work. A key point is that if an owner did not have hurricane windows and sliders before the hurricane, FEMA will only pay for non-hurricane replacements. If an owner wants to upgrade to hurricane windows and/or sliders, they would be paying out of pocket for the upgrades, working with Dave. The sliders may be a \$2400 difference, with a possible additional \$1800 difference for the windows. Dave is working with the City to see what can be done with the Electrical panels, as they will have to be up to current code with a ground fault panel which may be a \$4000 difference. Upgrades are all mandatory, and we can't move forward without City approval. The AC copper tubing to the compressor is the wrong size, according to the new code. It is not mandatory to replace copper tubing, BUT, the manufacturer will only cover the first one in the community, and void warranty if subsequent units fail. Also, copper lines touched by seawater must be replaced. This will involve a lot of work, removing ceilings, etc, but is the manufacturer's recommendation. Cost to go to copper tubing \$1800-3500. If the unit's condenser was permitted, the air handler may not have to be replaced. This is an ongoing issue
- Carl Hicks - would like a schedule. Carl is working with owners on individual issues
- Ellyse has a spreadsheet of progress
- Dave - another issue that has arisen is that although the upstairs condensers in the affected buildings were included in FEMA's figures, the condensers on the second floor in Building O were not. FEMA dropped the ball here and the team is working on correcting that error

- CONDENSER REPLACEMENT ALSO REQUIRES AIR HANDLER REPLACEMENT. FEMA should cover the lower floor condo air handlers (only if touched by water), but the upper unit's owners are responsible for their air handler costs.
- Dave - all front doors in, all storage doors are in, and with the exception of the AC units, JBolt is finished with white box phase
- Devyn - inspections all need to be finalized. Every unit is painted and interior doors are finished except for louver doors. Water heaters have been installed. Except for ACs, the white box is finished. Windows and sliders are part of the white box, pending owner upgrades.
- Ellyse - if you have submitted a receipt, the money has not yet been dispersed. You can choose to do copper tubing, and you will be billed directly by Dave, as are any other upgrades chosen by owners
- If you had upgraded hurricane windows and shutters, you would receive in "like, kind and quality"
- Doors and windows won't stop you from moving in. You can move in, and it can be done later, but once they are taken out, it is a different story
- Speak to Ellyse if you are replacing condensers or opt-out
- Copper tubing is an individual owner's choice, but it may be simpler to do both upstairs and downstairs units at the same time. The team is waiting on the supplemental to see what's covered
- Devyn will price out upgraded sliders
- Ivar needs Keys for the unit so the appliances can be moved in
- The Assessment incurred earlier in the year covered building N and O wall repair including termite damage
- Carl wants an accounting of where the money was spent. Ellyse will give him that. Carl wants to use any excess money from initial assessment to replace what we already spent on pool, etc
- If an owner wants to know what they are receiving, ask Ellyse and she will have James send that information, since the payables have been sorted out
- Professional fees will be deducted if going with your own contractor going forward after the white box
- Dan, our attorney - own contractor minus 10%? Reimbursement includes the fee. Dan pays out to owner from escrow
- The laundry room & clubhouse will be addressed after the units. There are currently permit issues because of the 50% rule that are being worked on
- Connie - 653 - asked about Floors, which are not included in the white box
- Ivar - bldg M 644 - air handlers on the second floor will be the owner's responsibility

- Josh - will work with James about costs (detect and reset, not replacement).  
Detach and resent will be offset.
- Devyn will send out numbers tomorrow
- Dave is waiting on inspections and decisions

4. Meeting adjourned at 6:56pm by Ellyse