

Windrush Bay Condominium Association, Inc.  
Annual Meeting Minutes  
Wednesday, November 11, 2025 @ 6:00 pm  
WBCA Clubhouse

- The meeting was called to order at 6:00 pm
2. A quorum of members and proxies was not established to conduct the Annual Meeting, having received only 56 of the required 71. However, we do have the required 61 ballots to hold elections. Replacing Patrick and Carl will be Adam Bobak and Mike Weaver. The owners thanked Carl and Patrick for their service to the community. New board members were reminded of their Board Education requirements.

While the ballots were being counted, a discussion ensued about the progress of the clubhouse. The committee is Cheryl and Tina, who have met with JBolt several times, and are in the process of selecting the cabinets, countertops, backsplash, etc. The goal is not to have anything out of pocket. Duke Energy will also be coming out for an energy/insulation evaluation. There is currently a rebate in place for insulation.

A conversation on the units affected includes two that have completely passed inspection, with Tina and Jeff moving in soon. Three more units will be finished, including inspection, this week. The five remaining units are waiting for decisions by the owners, along with JBolt, on flooring, sinks, countertops, etc, so the condos are moving along, with an approximate two-week deadline for completion. Individual owners' details were also aired.

3. The Meeting was adjourned at 6:26 pm by Julie and seconded. The motion passed.