

Windrush Bay Condominium Association
Special Assessment Meeting Minutes
March 21, 2025, at 11:00 am
Via Zoom

1. The meeting was called to Order by President Hicks at 11:18 am. Carl and Tina were present with Michelle on the phone, establishing a quorum of the Board. AmeriTech Ellyse Vosselmann was also present.

2. Proof of Notice provided by Ellyse

3. Special Assessment:

A motion was made by Tina and seconded by Michelle that there be a special assessment totaling \$200,000:

This will be used for the following project: Building O wall has structural damage because of a hurricane causing stucco separation of the wall near the electrical panel and Building O south wall has structural damage caused by high winds. The window/wall was blown out due to high winds and building N south wall was blown out due to the high winds from the hurricane, the wall needs to be rebuilt. Any excess funds will be put into the community-based facility reserves and /or toward the \$40,000 that the Board has already paid out.

The special assessment will be due in three payments starting May 1st, 2025, with the next payment due June 1, 2025, and the third payment due July 1, 2025. As per our documents, the units will be assessed at the following rates:

Unit	# of units	%	Total amt due	1st payment due May 1, 2025	2nd payment due June 1, 2025	3rd payment due July 1, 2025
Efficiency	4	0.41250%	\$825.00	\$275	\$275	\$275
1 BR/ 1 Bath	8	0.51150%	\$1,023.00	\$341	\$341	\$341
2 BR/ 1 Bath	26	0.62260%	\$1,245.20	\$415	\$415	\$415
2 BR/ 2 Bath	52	0.67100%	\$1,342.00	\$447.33	\$447.33	\$447.33
3 BR/ 2 bath	10	0.79420%	\$1588.40	\$529.33	\$529.33	\$529.33
Villa	39	0.90530%	\$1807.00	\$602.33	\$602.33	\$602.33

The motion passed.

In response to a question from an owner, payments can be made by check, Bill pay from a bank or an ACH payment at <https://amtec.cincwebaxis.com>. Please check the windrushbay.org website for further directions concerning this ACH payment.

5. Adjournment 11:28 am by Carl