

Windrush Bay Condominium Association, Inc
Town Hall Meeting Minutes
July 7, 2025 @ 6:30 pm
Zoom Only

1. Call to order at 6:30 by Ellyse Vossellman
2. Establish a Quorum of the Board

Michelle Mezaros and Tina Barber were in attendance; therefore, a quorum was not established

Present from the recovery team were: Dan Greenberg, Ellyse Vosselmann, David from JBolt, and James, our adjuster

3. Rebuild Update

- Jim reported that the **figures from the insurance claim have been received**, which allowed us to separate the white box from the owners' finishes. This information will be sent to owners so that they are aware of the insurance money they will receive. **Ellyse will distribute this information after this meeting. Contact David if he will be finishing your unit.**
- David reported that all paint finishes will be completed shortly. Most windows and some sliders will be covered by insurance. Copper tubing needs to be discussed with the board because of the new code, and if not up to code may possibly void warranties. HVAC units will be addressed shortly.
- Dan feels copper tubing may be covered by the individual owners since it is tied to an insurable event; however, this is a controversial issue. Also, if the vendor doesn't require a copper tubing replacement, it may not be required. If the homeowners pulled the permit, they may be grandfathered under the old code. Please send a copy of the permit to Ellyse if you are involved.
- Dan feels the unit should be replaced in its entirety if touched by water. Under the condo act, any expenses not covered by insurance are a shared expense.
- Michelle discussed the units on the west side of Building J that need to be addressed.
- The Board needs to get together to decide whether to take on the copper tubing for the air handlers issue
- JBolt provided information on money for appliances and checks can be cut and distributed by Dan
- James pointed out \$10,000 deductible on each building to take into consideration
- Dan said only owners involved may be assessed for the copper tubing
- Devin will be available to meet with individual owners in person or virtually
- **Floor & Decor will work with JBolt, and he will have materials delivered**

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
CHICAGO, ILLINOIS 60637

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JAN 10 1968

TO THE DIRECTOR
OF THE DIVISION OF THE PHYSICAL SCIENCES
THE UNIVERSITY OF CHICAGO
CHICAGO, ILLINOIS 60637

Dear Sir:
I am pleased to hear that you are interested in the work of the Division of the Physical Sciences. I am sure that you will find the work of the Division of the Physical Sciences to be of great interest and value.

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- The clubhouse appliance check will go to the association
- Laundry room will be forthcoming
- Michelle questions from the chat:
 - Building O air handlers and condensers are covered
 - There is still a question about copper tubing
 - Owners should contact Devin about details
 - Clubhouse tiles may be cleaned, grouted, and sanitized (or money could be used toward a new floor)
 - FEMA will cover sliders in the M building
 - AC condenser units in building M condensers will be covered
 - Old appliances were depreciated and determined by the serial numbers of old units
 - Sliders in Building M will be replaced and covered
 - With the proper documentation, a supplement may be filed for low-ball compensation from FEMA
 - **You have an option to work with JBolt or any other contractor when you receive your check; JBolt will do the work for the money provided by insurance and currently holds the permits**
 - The Board still needs to meet to decide that copper tubing needs to be replaced
- Contact evosselmann@ameritechmail.com or Devin at JBolt with any questions

4. Adjourned 7:30 pm by Ellyse

Note: Boldened text indicates key takeaways from the meeting

