

WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC.
 c/o Ameri-Tech Community Management Partners, LLC
 24701 US Highway 19 North, Suite 102
 Clearwater, FL 33763



May 13, 2026

To All Windrush Bay Unit Owners,

NOTICE IS HEREBY GIVEN of **WINDRUSH BAY SPECIAL ASSESSMENT MEETING** to be held at the following **DATE, TIME, and LOCATION**:

- **DATE:** Thursday, May 28, 2026
- **TIME:** 6:00 p.m.
- **LOCATION:** Ameri-Tech Community Management Partners, LLC
 24701 US HWY 19 N Suite 201
 Clearwater, FL 33763
- **ZOOM**
<https://us02web.zoom.us/j/94948743878?pwd=ygjz7JLRpGa89bgHecZ3HwbwI8ZRAAd.1>

Meeting ID: 949 4874 3878

Passcode: 576942

Below is an Agenda for a Special Meeting for a proposed Special Assessment. A meeting will be held to approve a Special Assessment for \$218,000. Each owner will be assessed depending on the size of the unit which is below. Payment of the assessment will be stated in the chart below. This will be used for the following projects:

Project	Amount
Villa rotten wood, painting and gutters	\$ 42,000
Repair of the wall in Building D, Clubhouse Laundry Room repairs	\$ 25,300
Condo gutter work/wood pergolas	\$ 10,000
Laundry Room	\$ 20,000
Clubhouse framing and laundry room trench (JBolt Invoice #781)	\$ 20,750
Crack on Building F, stucco issues and bees nest repair on Building N and Building O, stucco rot on second floor (JBolt Invoice #726)	\$ 29,950
Rebuild walls due to unforeseen damage – three buildings (JBolt Invoice #719)	\$ 70,000
TOTAL:	\$218,000

Any excess funds will be put into the community-based facility reserves.

**SPECIAL ASSESSMENT
AGENDA**

1. Call to Order
2. Certify Quorum of the Board
3. Proof of Notice
4. Special Assessment discussion
5. Board vote to approve the Special Assessment for \$218,000
6. Adjournment

SPECIAL ASSESSMENT - \$218,000

UNIT	# OF UNITS	%	TOTAL AMOUNT DUE	1ST PAYMENT DUE JUNE 1, 2026	2ND PAYMENT DUE JULY 1, 2026	3RD PAYMENT DUE AUG. 1, 2026	4TH PAYMENT DUE SEPT. 1, 2026	5 TH PAYMENT DUE OCT. 1, 2026
Efficiency	4	0.41250%	\$899.25	\$179.85	\$179.85	\$179.85	\$179.85	\$179.85
1 BR / 1 Bath	8	0.51150%	\$1,115.07	\$223.01	\$223.01	\$223.01	\$223.01	\$223.01
2 BR / 1 Bath	26	0.62260%	\$1,357.27	\$271.45	\$271.45	\$271.45	\$271.45	\$271.45
2 BR / 2 Bath	52	0.67100%	\$1,462.78	\$292.56	\$292.56	\$292.56	\$292.56	\$292.56
3 BR / 2 Bath	10	0.79420%	\$1,731.36	\$346.27	\$346.27	\$346.27	\$346.27	\$346.27
Villas	39	0.90350%	\$1,969.63	\$393.93	\$393.93	\$393.93	\$393.93	\$393.93

BY ORDER OF THE BOARD OF DIRECTORS,

Ellyse Vosselmann, LCAM
Community Association Manager