

Windrush Bay Condominium Association, Inc

Board of Directors Meeting

July 22, 1952 at 1:00 pm

Available on Zoom

1. Call to Order at 1pm by President Mezaros

2. Establish Quorum of Board - Michele Mezaros, Adam Bobak, Mike Reber and Joyce Dye present

3. Motion to wave the reading and approve Minutes of previous board meeting 6/22/2026 by Joyce and seconded by Adam. The motion passed

<https://www.windrushbay.org/meeting-minutes.php>

4. Old business

- Select an attorney to replace Niki and RPG:

Joyce created an RFP and interviewed three firms - Becker and Associates, Porter Morris and Raven Parker Gurley. After consideration, Becker and Associates was selected, due to their extensive experience with Florida Condominium Associations. They also offer an additional resource called Your Connect, which allows communities to ask questions of others. A motion was made by Joyce to hire Becker and Associates and seconded by Adam. The motion passed

- Insurance agent consideration:

The Board proposed to change our insurance agent from Robert Mitchell to Chelsea with Compass Advisors, considering her willingness to look into each of the policies in our best interests. Joyce made the motion to switch Insurance agencies to Compass Advisors. Adam seconded the motion and it passed.

- Follow up on amendment and color votes

The vote to change the amendment has not yet received enough votes to pass, however the vote to change the colors has received enough votes. It is expected that this will be closed at the reconvened meeting in August

- Electronic voting:

Various methods of electronic voting are being investigated, including the resources of our new attorney, Becker and Associates. It is too late to consider since the process would have to opt in. Mary Currey suggested a unique email for proxy votes and will follow up with Ellyse.

A motion was made by Joyce to include three amendments on the upcoming ballot in the early Fall. The first amendment is a one-year wait period before a new owner can rent a unit. The second amendment limits the number of rental units to 20%. The third amendment limits the number of rental units to two per owner. The motion was seconded by Adam and passed.

Note: If anyone votes NO on the 20% cap, they are grandfathered in, but if you sell your unit, the new buyer is not grandfathered in, and would have to be placed on a waiting list to rent the unit

5. New Business

• Review Paint Contracts:

An RFP went out to five companies to be considered

• Saunas:

Two companies were approached for bids on infrared saunas for the clubhouse. A motion was made by Adam and seconded by Joyce to purchase an infrared sauna from Good Health Saunas in Appleton Wisconsin for up to \$18,000. These funds should be covered by FEMA as a result of our loss, The motion passed. The unit will need to be installed in the Fall when it arrives

. Sign committee:

Following a short discussion, it was decided to postpone a decision on a replacement sign from Fast Signs in Palm Harbor. Windrush North has agreed to share the cost and would have to approve the final decision

5. Open Discussion

. Hurricane preparedness plan:

Since a Hurricane preparedness plan is now required, Joyce proposed that we look into the resources offered by Becker and Associates in putting one together

. Various work around the property:

Addressing a concern from an owner, it was reiterated that the Board makes all final decisions for work to be done

. Parking:

Mary Currey brought up the idea of parking passes or stickers for renters, to help control some of the issues that have occurred. Michelle suggested we reactivate the committee to look into parking stickers. Jeff and Kathy will be approached to reconvene this committee

It was also suggested that we look into the larger problems that have surfaced with renters. Mary and Bob Hutchinson have volunteered to help look into the larger rental situation

Monika McGillicuddy shared her experiences as a renter and owner and suggested that keeping a closer control on renters and vehicles adds to a feeling of safety in the community

6. A motion to adjourn at 2:09 by Michelle, seconded by Adam and passed

Please continue to place work orders <https://www.windrushbay.org>