

Windrush Bay Condominium Association, Inc.

Budget Workshop

8/6/2026 @ 11:00 am

Ameritech

24701 US Hwy 19 N Suite 102

Clearwater, FL 33763

Zoom

[https://us02web.zoom.us/j/94948743878?pwd=ygjz7JLRpGa89bgHecZ3Hwbwl8ZRAd.](https://us02web.zoom.us/j/94948743878?pwd=ygjz7JLRpGa89bgHecZ3Hwbwl8ZRAd.1)

1

Meeting ID: 949 4874 3878 Passcode: 576942

One tap mobile 305-224-1968

1. Call to Order at 11:00 am by Michelle

2. Establish a Quorum of the Board: Michelle Mezaros, Adam Bobak, Joyce Dye, Mike Reber all present on Zoom

3. Budget Workshop:

The Board went through the proposed 2027 budget line-by-line with Ellyse and other AmeriTech employees. Last year's figures, 5-year spending figures and funds expended up until the current date were used to estimate the community's needs. The budget can be adjusted as newer figures come in and some line items are investigated by Board members, up until the budget is voted on in November. Some of the items discussed more in-depth are noted below.

OPERATING FUNDS:

- Revenue: Line 4300 Spectrum Revenue Share needs to be investigated for updated details and figures
- Insurance will need to be updated prior to the November budget meeting, as will Legal fees since Windrush Bay has changed vendors in both lines
- It was suggested that line 6190 - Lift Station - should be assigned to a board member or member of the community to carefully monitor expenditures and avoid duplication of very costly charges
- The company servicing our pool should also be considered, possibly going back to Erik of RONDON pools
- AmeriTech is currently charging a 36.9% payroll fee, in addition to what our employee is being paid. This fee includes workers comp, unemployment, FICA, etc. It was suggested by Joyce that the Board will look into paying him directly, and using a payroll service, to gain better control over the process and save money

- Electric costs will remain broken down into the existing line items, with a question of what is covered in lines 7000 and 7001. New costs will include proposed increases
- Windrush Bay will go to twice a week trash pickup, to determine if the three times a week during Snowbird season is needed
- Spectrum should be contacted to see if a better rate for internet in the clubhouse can be obtained

RESERVES:

- The Painting line should be reviewed, reflecting the upcoming painting of the Villas
- A suggestion was made by Joyce to look into LeafGuard-type coverings should be considered

After careful consideration of the proposed budget, funds were readjusted in some areas, including paving, electric and water, to assure adequate funding in those areas. This resulted in figures allowing for zero increase in owners' monthly assessments.

MEMBERS QUESTIONS:

Owners have questioned why the coupons for the special assessment were never received

Clarification of the merger of Summit and AmeriTech was requested. This merger resulted in a new name for the company, AmeriTech Community Management, Inc.

At an owner's request that the community look into solar panels, it was suggested that a member of the community take on this responsibility by forming a committee.

4. Meeting was adjourned at 1:47pm by Michelle