

**Windrush Bay Condominium Association, Inc.  
Board of Directors' Meeting**

**Friday, September 18, 2026, 5:30 pm**

**<https://us02web.zoom.us/j/94948743878?pwd=ygjz7JLRpGa89bgHecZ3Hwbwl8ZRAd.1>**

**Meeting ID: 949 4874 3878 Passcode: 576942**

**One tap mobile +13052241968,,94948743878#,,,,\*576942# US**

1. Called to Order at 5:30 by Michelle
2. Establish Quorum of the Board - Michelle Mezaros, Mike Reber, Adam Bober, and Joyce Dye present
3. Waive the reading and approve the August meeting minutes.

4. Treasurer's Report:

Joyce reported that the finances are healthy and we are staying within budget. We should be back on track by the end of the year; special assessment payments are coming in, and the details can be found on our website

5. Report of Ameritech Manager:

Two accounts are at the attorney. Unit 419 is well into the process, with 6-9 months expected. Two letters were sent for delinquent special assessments of three and four months, with 4 others are late and being watched. Ellyse reported property walks continued, AC violation followed up, website kept up to date, working with Michelle, Joyce, and Adam. The attorney is working on the draft mailing to be sent out in October. Applications are being completed

## 6. Committee Reports:

- Pool Committee- Jeff Schram- no report
- Social Committee- Cathy Bianchi/Diane Delmedico - Cathy reported the committee is in the planning stages and will send tentative dates and themes to Ellyse, to be posted on the website and to the Facebook page
- Compliance Committee- Bruce Belsky/Bob Hutchinson/Meliss Klorer - Bob: following up on air conditioner violation, Villa 24 was sent a letter concerning their screen. Please keep things outside the unit on the common elements tidy
- Amendments-Mary Currey - The committee is working on the mailing. They have met over the summer and will promote the amendments starting in October, working through 90 days til it is passed. Mary is making infographics to educate owners. Mailing will include laundry room issues with 12 Storage units remaining
- Parking stickers-Cathy Bianchi - Cathy reported that parking placards are already approved. The committee needs the number of owners, renters (handled by owners and will note the lease date on the placard), and 2 guest passes per unit. Cathy anticipates setting up a day in the clubhouse for owners to fill out the form, hand the color coded placards out, and sign off. The policy will be on the website, and a binder will be developed for continuity of understanding. The notice of policy can be included in the upcoming mailing

## 7. Old Business

- Reconvene on villa gutters - The Board has to firm up gutter lengths. Note, we are not responsible for gutters on shed or lanai. After getting three quotes, it was **moved by Adam and seconded by Joyce to move forward with Pristine for the lanai gutters and downspouts for \$25,440. The motion passed**

- Insurance discussion - Joyce reported on the new policy drafted by Chelsea Chapman of **Compass Risk Advisors - A motion was made by Joyce and seconded by Michelle to authorize Compass Risk Advisors to purchase coverage for 15 months with Slide for \$215,314, changing the deductible from 5% to 3%, and add parametric coverage of 250,000, with combined Ordinance & Law coverage of one million dollars extra flexible coverage over and above insurance. The motion passed.** In addition, Slide will allow us to pay monthly, avoiding financing

- Sign - This item was tabled until further commitment can be obtained from Windrush North

- JBOLT update - Ellyse is trying to reach out through the attorney, with a demand letter. She is awaiting a rebuttal

- Audit follow-up - Joyce reported that the audit, through our new CPA firm, Adams and Nakamura, is pending but should be completed before October tax filings

#### 8. New Business -

- Landscaping contract - **A motion was mde by Mike and seconded by Adam to cancel the TLC landscaping contract first, then switch to Millennium for \$66,000. The motion passed.**

- Garbage - since we are moving to twice-a-week garbage pickup throughout the year, owners are reminded to recycle cardboard whenever possible, and large items should be broken down to fit into the dumpsters, not be put on the ground. The Board will look into whether an owner can call the city for individual pickup of large items, such as a couch
- Garbage enclosures- Two quotes have been solicited to replace the current wooden garbage enclosures with tan vinyl enclosures. **A motion was made by Mike and seconded by Adam to go forward with this as the \$18,106 expenditure becomes available in the contingency fund. The motion passed.** Replacement dumpsters are available if reported to the City
- Clubhouse - **Michelle made a motion for \$10,525 from the insurance clubhouse repair fund to be used for the air conditioning unit and related electrical work. The motion passed.**
- Tints on Clubhouse windows - no estimates have been received, so the item was tabled
- Steam clean clubhouse floor - **Joyce made a motion, and Adam seconded it for the clubhouse floor be steamed for \$1000, from the Clubhouse Repair Fund in late September. The motion passed**

## 6. Open Discussion

- Participants gave kudos to Michelle and the Board for their hard work and continuing efforts for the community
- Regular meetings will continue monthly

-Mary Currey asked if anyone was planning to replace their door before villa painting.

She was reminded to fill out an architectural approval form, since the current configuration may not still be available.

-Villa Painting will start mid-November before painting, the gutters will be removed, and the fascia will be repaired.

Clubhouse - The Board is waiting for sliders, electrical outlets, bookshelves, doorknobs, and bathroom dividers over the next two weeks. The pool table will also be removed from storage

Michelle thanked the participants for community input

**7. Adjourned at 6:55 pm by Michelle**

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