

Windrush Bay Condominium Association  
Town Hall  
March 27, 2026, 3 p.m. on Zoom

The town hall was called to order at 3 p.m. by Andrew from AmeriTech. Three board members, Tina, Joyce, and Michelle, were present, as were the attorney, Dan Greenberg, AmeriTech reps Ellyse Vosselman and Andrew. Varying numbers of owners were also present.

This meeting was called to answer questions concerning the ongoing flood damage project. It is not a board meeting, and no business was decided.

The Q&A portion addressed the following concerns:

JBolt:

- Since JBolt terminated the contract without cause, the board can subcontract or hire a new general contractor to oversee the project.
- Since JBolt walked away, he will still be responsible and liable for work on the units. Dan will look into any breach of contract issues should that become necessary. Michelle stressed that the electrical concern be resolved before final reconciliation of the work on the units. Supplemental funds used for the units will also need to be resolved, but are separate from the clubhouse and utility/laundry building.
- Dan will locate and review the original contract to reconcile details with JBolt.
- A timeline must be given to JBolt to complete their involvement.

Work on the Clubhouse and Utility/Laundry Building:

- The funds available for the project were discussed.
- Three contractors will be submitting bids after receiving our RFP. The contractor will be chosen and approved by the board after discussion at an upcoming board meeting, where input from the owners will be elicited.
- The new contractor chosen must understand the FEMA process.
- A timeframe for the remaining work will be based on the new contractor, but the process should begin in the next few weeks. The work will begin on the clubhouse first.
- Although JBolt will not be involved in the clubhouse, Michelle insists that the electrical concern, where JBolt may have wire-nutted lines together instead of replacing them, be resolved. Dan feels that this is JBolt's problem and that they should investigate and remediate it.
- Michelle is awaiting a report from the engineer on the Utility/Laundry Building that is well overdue and needed for the permit.

Funding:

- A request was made for clarification on money already received and paid out, and that information be made available to the owners on the website. At the moment, the figures from the previous contractor leave more questions than answers. Carl Hicks suggested that these figures be audited.
- The funds expended do not reference any invoice numbers.
- Sporadic payments to Dan and Ellyse have already been made.

Unit "punch-out" lists and remaining JBolt concerns:

- Work by JBolt continues with work on windows and sliders, as well as painting around those areas.
- Invoice 719 needs ratification, and may possibly involve Carl, referencing work that may not have been done on Building N in the amount of \$36,000. This should be investigated by Ellyse and Dave.

- \$1,400 worth of damage may also have been done by the contractor hitting a mallet against the stucco, and should be reimbursed by JBolt.

Meeting concluded at 3:40 p.m. by Ellyse.