

Windrush Bay Condominium Association, Inc.

Board of Directors

Special Assessment Meeting

Thursday, May 28, 2026

6:00 PM

Ameritech

[24701 US Hwy 19 N Suite 102](#)

[Clearwater, FL 33763](#)

And via Zoom

<https://us02web.zoom.us/j/94948743878?pwd=ygiz7JLRpGa89bgHecZ3HwbwI8ZRAd.1>

MEETING ID: 949 4874 3878

PASSCODE: 576942

1. Call to Order: Meeting reopened at 6:09 PM

2. Proof of Notice

The notice was duly mailed to all owners no less than 14-days before the meeting and duly posted on the property and posted on the website.

3. Establish Quorum of Board

Michelle Mezaros, Adam Bobak, Joyce Dye, and Mike Reber present.
Director Tina Barber is absent with cause.

3. Approval of prior meeting

None

4. Old business

None

5. New Business

Board consideration to implement a Special Assessment in the amount of \$128,000.00 to be assessed in accordance with the percentage of ownership by unit size pursuant to the governing documents of the Association.

The breakdown of the Special Assessment is as follows:

Project	Cost
Villa rotten wood, painting and gutters	\$42,000.00
Repair of the wall in BLDG D, Clubhouse Laundry Room repairs	\$25,300.00
Condo gutter work/wood pergolas	\$10,000.00
Laundry Room	\$20,000.00
Clubhouse framing and laundry room trench (JBolt INV #781)	\$20,750.00
Crack on BLDG F, stucco issues and bee's nest repair on BLDG N, and BLDG O stucco rot on 2 nd floor (JBolt INV #726)	\$29,950.00
Rebuild walls due to unforeseen damage-three buildings (JBolt INV #719)	\$70,000.00
TOTAL	\$218,000.00

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

After discussion, and proposing the payment plan be for five-months beginning in July, Joyce motioned to approve the Special Assessment as submitted. Adam seconded the motion. AIF

6. Open forum

The floor was opened to the members.

7. Adjourn

There being no further business before the Board, Joyce motioned to adjourn. Adam seconded the motion. AIF

The meeting was adjourned at 6:45 PM.