

**Windrush Bay Condominium Association, Inc.  
Special Membership 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=ygiz7JLRpGa89bgHecZ3Hwbwl8ZRAd.1>**

**MEETING ID: 949 4874 3878**

**PASSCODE: 576942**

**1. Call to Order at 6:08 PM**

**2. Proof of Notice**

The notice was duly mailed to all owners no less than 14-days before the meeting date 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**

- a. Discussion of Amendment changes do the Declaration.
- b. Vote results on Article 4.8 (Material Alteration) of the Declaration.

Voting Results:

- a. 49 in favor. 27 opposed.

b. 61 in favor. 14 opposed.

As 104 units need to be represented either in person or by proxy, Joyce motioned to recess the meeting and to reconvene the meeting on August 6, 2026, at 6:00 PM. Mike seconded the motion. AIF

**The meeting was recessed at 6:09 PM.**