

Windrush Bay Condominium Association, Inc.
Board of Directors' Meeting
Monday, June 22, 2026 @ 2:00 PM
Ameritech 24701 US Hwy 19 N Suite 102, Clearwater, FL 33763
Zoom

<https://us02web.zoom.us/j/94948743878?pwd=ygiz7JLRpGa89bgHecZ3Hwbwl8ZRAd.1>

Meeting ID: 949 4874 3878 Passcode: 576942

1. Call to Order at 2:02 pm
2. Establish Quorum of Board Michelle Mazaros, Adam Bobak, Mike Reber and Joyce Dye
3. A Motion to wave the reading and approve Minutes of previous board meeting 5/28/2026 and 5/28 /2026 Amendment Meeting was tabled. Minutes can be found at <https://www.windrushbay.org/meeting-minutes.php>
4. Old business
 - Partial Wall repair on building D - the stucco is releasing on the gable end of the building. Joyce made the motion to pay ServePro \$4,500 for the repair. The motion was seconded by Adam and it passed
 - Insulation in the clubhouse - A motion was made by Joyce and seconded by Adam to begin insulating the Clubhouse for up to \$5000 by Daniels Insulation, once the permit is issued. Adam seconded the motion and it passed
 - Audit follow up - A deposit and retainer were paid to Adams Nakamura & Associates. Once a contact person is designated, they will move forward. Ellyse promised to take care of that
 - Follow up on amendment and color votes - Mary Currey reported that we are at 81% participation from the owners, with 113 of 139 units having voted. 77 units (68%) voted on the materials alteration amendment with 36 no votes. 19 units voted no on the color change, with 11 more yes votes needed. This effort to collect votes was headed up by her committee and a lot of effort and neighbor involvement. Their efforts are appreciated. There are two more weeks to collect the 22 outstanding votes, which will be addressed at the reconvened upcoming meeting
 - Building E roof cut- Joyce made a motion to have the repairs made, including fixing the gutter for \$1,977. Adam seconded the motion and it passed