

Windrush Bay Condominium Association, Inc.
Board of Directors' Meeting
Wednesday, March 18, 2026 @ 6:30 PM
WBCA Clubhouse and on Zoom

1. Called to Order at 6:32 by President Mezaros
2. Established Quorum of Board with Michelle Mezaros, Tina Barber, Mike Reber present and Joyce Dye on zoom
3. A motion was made to waive the reading and approve the Minutes of the previous board meeting February 18, 2026 by Michelle, seconded by Mike and passed.
Minutes are posted on the website at <https://www.windrushbay.org/meeting-minutes.php>
4. Treasurer Report - Joyce dye
February ended with \$552,081.41 in assets, made up of funds on deposit in South State and Cadence Banks. Income and expenses resulted in a net income of \$5,042.92 for the month, reflecting Year-to-date \$44,976.96 net income, over budget. Revenue for February was \$86,658.82, year-to-date \$14,505.17, over budget. Total expenses for February were \$81,615.90, year-to-date \$3,252.99, under budget. Reserves are being accrued as outlined in the budget.
5. Report of AmeriTech Manager - Elyse Vosselmann
 - Four accounts are at the attorney including any in collection
 - Property walks continue, along with working with Michelle on community matters
 - Owners can send photos of violations via email to Elyse, and they will be followed up
 - Hurricane details are on the website
 - **April 15th is scheduled for inside pest control**
 - Two fire hydrants will be addressed next week, necessitating water to be shut off. Updates will be sent out to owners
 - The chimney cap was replaced on building O
 - The building escrow account contains a little more than \$222,000
 - The board met with a contractor, BBI, last week. This meeting was not posted, as it was last minute and no business was discussed. The next step in the process is to consider all contractors and award a contract to the best fit for the community. BBI has experience coming in after JBolt has left a project. An owner questioned the legality of the meeting, but the board was assured by the attorney that it was legal, since no business was discussed
 - Another owner brought up his ongoing window issue
 - **There will be a town hall** along with the attorney, details to follow

6. Committee Reports:

Pool Committee - Jeff Schram - The committee is working on obtaining three bids, but be aware that the pool will be down for a month in May 2027

Phonebook Updates were sent to IT for publication on the website

Social Committee - Cathy Bianchi and Diane DelMedico - the Country Western BBQ will be held this Sunday. There are two parties after that, the Toga party and the Margarita party. Information on Social events is now featured on a popup on the website as well as on Facebook

Sign Committee - Mary Schram - permits and architectural design approval are needed for a new sign as the committee moves forward. Kyle will install the sign and North will pay half, if included in the verbiage

Compliance Committee (name changed from Violation Committee)- Bob H joined the committee. A motion was made to adapt the policy from The Moorings by Mike and seconded by Joyce. The motion passed with one abstention. The policy will be posted on the website.

Amendment work group - After a presentation by owner, Mary Curley, a motion was made by Joyce, and seconded by Mike to move forward in the process with the following amendments:

- Limit rentals to 20% of units. Buyers must declare their intent with a notarized signature at closing. (This preserves a balance between resident - occupied units and rentals, and is favorable for residents, those buyers obtaining mortgages, and with insurers)
- Require first-year owners to agree to a one-year rental restriction, confirmed by a notarized signature at closing. (This will also foster stability and a sense of community)
- Restrict owners to no more than two units within the Association (preventing large-scale investors dominance)

These amendments will work through the process to be adopted, including review by the board and the attorney. They will then be put to a vote for the approval of the owners. This policy and its details are available on the website. The motion passed.

Clubhouse committee- Michelle made a motion, seconded by Joyce, to dissolve the committee and have board oversee this project. Mike seconded the motion and it passed with one abstention

7. Volunteer Group Reports:

- Crime Watch - Cathy Bianchi no report

8. Unfinished Business:

- Clubhouse Update/Laundry Room Update - the board will prepare an RFP to hand to contractors. They are awaiting a proposal from BBI. Progress from here is hoped to go more smoothly than in the past, after having reviewed the proposals and giving input. The board is also awaiting a input from the engineer for a permit.
- Parking Lot Restriping will occur on April 6th. Everyone will be notified

9. New Business

- ARC Approval of 39 front door, Windrush Bay 622, and 504 windows already approved
- The following projects were ratified: condo gutter cleaning, pool, two fire hydrant and the stucco project on buildings K and N. The stucco project on building D will be considered after buildings K and N are assessed

10. Open Discussion-

A meeting on the proposed by-laws will be held Tuesday on the patio. An email will be sent with details

Michelle thanked everyone for their continued support

The compliance committee was explained further as giving our rules and regs “teeth” and encouraging compliance. It is not pitting neighbor against neighbor. The final fine, if assessed is paid on the estoppel, should the property sell. It is meant to deal with issues such as abandoned vehicles, trash left outside a condo, torn screens, rentals for less than the required three months, and other unsightly infractions.

The striping project will powerwash the curb stops and repaint the numbers

Consideration is being given to update the garbage enclosures to eliminate the rotting wood ones currently on site

Consideration is also being given to a key fob instead of “common key” for keyless entry to the laundry building, clubhouse and pool

11. Next Board of Directors’ Meeting, Wednesday April 15, 2026 @ 6:30pm at the WBCA Clubhouse - Please bring a chair as there will be limited seating available.

12. Meeting adjourned: 7:32 by Michelle

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