

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

1. Meeting was called to Order at 6:31pm by president Michelle Mezaros
2. Quorum of Board established with Michelle, Adam, Tina, and Mike present. Joyce Dye was also present, replacing Julie.
3. A Motion was made by Michelle, and seconded by Tina to approve and waive the reading of Board of Director Meeting, Jan 21,2016. The motion passed. Minutes are posted on the website at <https://www.windrushbay.org/meeting-minutes.php>
5. Treasurers Report : Our funds are on target with \$186,708.40 in operating funds, and \$372,815.59 in reserves including a CD in the amount of \$164,439,67.
6. Report of AmeriTech Manager:

Ellyse, our AmeriTech manager, reported that Windrush Bay has two accounts at the attorney, and is keeping on top of a couple past due accounts. Michelle told Ellyse to move forward with the most serious of the offenders, according to the policy adopted last year

Ellyse is also Working with Dave to get clubhouse resolved, paying invoices, visiting the site, and updating the website
7. Committee Reports:
 - Pool Committee - Michelle called the Health Department to ascertain that the permit for the pool is due in June. We should get a pool permit with no issues. Changes to the pool to be "up to code" do not need to happen to obtain a permit renewal. The Pool refurbishment will be discussed later in the meeting. New pool chairs were ordered.

Jeff Schram reported that the pool has been keeping its temperature, despite the cooler weather and urged the board to review the bids now and lock in the costs at current rate, considering the pool maintenance schedule.
 - Phonebook Updates - Michelle Mezaros - the phonebook is updated online
 - Social Committee - Cathy Bianchi/Diane DelMedico - Cathy urged owners to check the Facebook Friends page and bulletin boards. The committee thanks everyone for their participation and also for their help setting up and cleaning up at events. Ellyse mentioned that social events can be added to the website as a popup if needed

- Sign Committee- Mary Shram is heading up a new committee for a sign at the entrance, with North paying half
- Violation Committee-Bruce Belsky - the committee is slowly ramping up, looking at other policies, This will help the Board when encountering violations and may possibly generate revenue. The policy will seek to enforce compliance with our rules and regulations from owners and renters.

8. Volunteer Group Reports:

- Crime Watch - Cathy Bianchi will attend the Crime Watch meeting and seeks input on pertinent issues to the property including trespassers and the possibility of establishing crime watch patrols

All seven cameras are up and running

9. Unfinished Business:

Clubhouse Update/Laundry Room Update - The attorney, public adjuster and Dave are to work on clarifying the work and invoice. The association has some leverage in that \$240,000 has not yet been paid to JBolt, the contractor. Michelle is waiting for some numbers, so a vote can be put to the owners about possible changes to the laundry room and sauna. There was also some discussion of some work done on a trench and this will need to be addressed. All-in-all the process has been very frustrating and all hope that it comes to a conclusion soon.

Parking Lot Restriping is scheduled for April 6. Owners will be kept updated through emails, notices on the bulletin boards, and by their building captains

Pool refurbish follow up - The board will obtain three bids and consider the timing of this project to lock in current quotes

10. New Business

- Architectural Approvals:

A motion was made by Tina and seconded by Mike to approve 655 Windrush Bay request for a new bronze color lanai by Clearview. The motion passed

A motion was made by Adam and seconded by Tina to approve the request by Villa 24 to put in a paver area behind their villa. It was noted that there is at least 10 feet behind the lanai, along with a few pavers in front. The motion passed.

A motion was made by Tina and seconded by Joyce to approve the request by Condo 504 for new windows from Clearview. The motion passed

- The approval of a vote by email to repair the lift station pump was ratified, with the cost to be shared with Windrush North

- A motion was made by Tina and seconded by Mike to approve mangrove trimming in April for \$4000 by Rick York. The motion passed

11. Open Discussion

Association bylaws can be changed with a 75% vote from the owners. Some issues brought up to be re-assessed were the percentage of renters, waiting period after purchase before unit is rented out and number of renters in a unit. Mary in Villa 8 volunteered to look at the bylaws and make suggestions.

A motion was made by Adam and seconded by Mike to approve the Maintenance outline proposal. The motion passed.

Clarification was made of the rule banning big dogs. They are not allowed, however, documented therapy dogs are exempt.

An owner with damage caused by the workers was directed to send the receipts to Ellyse for followup.

12. The meeting was adjourned at 7:40 by Michelle

The Next Board of Directors' Meeting, Wednesday March 18, 2026 @ 6:30pm at the WBCA Clubhouse - Please bring a chair as there will be limited seating available.

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