WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC.

SECOND NOTICE OF 2027 BUDGET PROPOSAL APPROVAL MEETING, ANNUAL MEMBERS' MEETING AND NEW BOARD ORGANIZATIONAL MEETING

October 9, 2026

To All WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC. Members,

The Board of Directors is encouraging you to visit our website for all updates and community related topics: www.windrushbay.org.

The ANNUAL MEETING of **WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC.** will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: TUESDAY, NOVEMBER 10, 2026 AT 5:30 PM (SIGN-IN 5:00 PM)**
- **LOCATION: CLUBHOUSE, 700 WINDRUSH BAY DRIVE, TARPON SPRINGS, FL 34689**

and also by ZOOM at https://us02web.zoom.us/j/87267096788?pwd=sVXLjpdPaWUZmvDoBoAjcun6cf3FOU.1
Meeting ID: 872 6709 6788; Passcode: 049435
One tap mobile +13052241968,,87267096788#,,*049435# US; +13126266799,,87267096788#,,*049435# US (Chicago)

Enclosed with this notice is the 2027 Proposed Budget. Before the commencement of the Annual Meeting of the Association, the Board of Directors shall adopt and approve the 2027 Annual Budget. Also enclosed with this notice is the Agenda for the Annual Meeting and a Proxy which will help establish a quorum and represent your vote on business that may arise. The Annual Meeting of the Association will be held for the purpose of voting on the election of directors, and conducting such other business as may lawfully be conducted.

This year three (3) homeowners have submitted their intents to be considered as members for the Board of Directors. There are currently three (3) positions open on the Board of Directors.

Special Members Meeting Agenda

1. Call to Order
2. Establish a Quorum of Membership
3. Proof of Notice
4. Open Discussion
5. Vote on Amendments
   I. Vote on Article 10, Subsection 10.3(a) of the Declaration of Condominium - Leasing
   II. Vote on Article 11, Subsection 11.2(d) of the Declaration of Condominium – Limitation on Ownership
   III. Vote on Article ii, Subsection 11.1(b) of the Declaration of Condominium - Lease
6. Adjournment

Budget Meeting Agenda

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Certify Quorum of the Board
4. Vote to Waive Financial Reporting
5. Open Forum
6. Board Approval of 2027 Annual Budget
7. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS
Ellyse Vosselmann, LCAM

AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC
24701 US Highway 19 N, Suite 102, Clearwater, FL 33763 (727) 726-8000 24hrs (727) 723-1101 Fax
(Check out our website for the latest updates @ www.ameritechcompanies.com)

WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC.

NOTICE is hereby given that the Board of Directors is holding an Organizational Meeting at the following DATE, TIME and LOCATION:

- **DATE / TIME:** **TUESDAY, NOVEMBER 10, 2026**
  Immediately following the 5:30 PM Annual Membership Meeting

- **LOCATION:** **CLUBHOUSE**
  700 WINDRUSH BAY DRIVE
  TARPON SPRINGS, FL 34689

and also by Zoom at: https://us02web.zoom.us/j/87267096788?pwd=sVXLjpdPaWUZmvDoBoAjcun6cf3FOU.1
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Annual Members Meeting
Agenda

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Proof of Notice of the Meeting
4. Certifying of Proxies and Establish Quorum
5. Read or Waive Minutes of Last Members' Meeting
6. Election of Directors
7. Reports of Officers and Committees
8. Unfinished Business
9. New Business
   a. Open Forum
   b. Announcement & Seating of New Board
10. Adjournment

Organizational Meeting
Agenda

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Appoint Officer Positions
   - (1) President; (2) Vice President; (3) Treasurer; (4) Secretary
4. Adjournment

ALL OWNERS ARE WELCOME TO ATTEND

BY ORDER OF THE BOARD OF DIRECTORS
ELLYSE VOSSELMANN, LCAM
COMMUNITY ASSOCIATION MANAGER

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC.

PROXY

The undersigned owner(s) or designated voter of Unit/Address _____hereby appoints the **Secretary** of the Association or (fill in name) _____as my proxyholder to attend the Annual Membership and Budget Meeting of **WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC.** to be held at on **Tuesday, November 10, 2026 at 5:30 p.m. (Sign-In 5:00 p.m.) at the Clubhouse, 700 Windrush Bay Drive, Tarpon Springs, FL 34689 and also by ZOOM at https://us02web.zoom.us/j/87267096788?pwd=sVXLjpdPaWUZmvDoBoAjcun6cf3FOU.1, Meeting ID: 872 6709 6788; Passcode: 049435 One tap mobile: +13052241968,,87267096788#,,*049435# US,,+13126266799,,87267096788#,,*049435# US (Chicago).**

The proxyholder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxy holder's authority is limited as indicated below:

You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxyholder to vote on other issues which might come up at the meeting and for which a limited proxy is not required.

GENERAL POWERS:

_____ I authorize and instruct my proxyholder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

LIMITED POWERS: For your vote to be counted on the following issues, you must indicate your preference in the blank(s) provided below:

_____I specifically authorize and instruct my proxyholder to cast my vote in reference to the following matters as I have indicated below.

I. Do you approve amending Article 10, Subsection 10.3(a), of the Declaration of Condominium of Windrush Bay, a Condominium, as stated on the document enclosed with the notice for this meeting?

☐ **YES, I approve** amending Article 10, Subsection 10.3(a), of the Declaration of Condominium of Windrush Bay, a Condominium, as stated on the document enclosed with the notice for this meeting

☐ **NO, I do not approve** amending Article 10, Subsection 10.3(a), of the Declaration of Condominium of Windrush Bay, a Condominium, as stated on the document enclosed with the notice for this meeting

II. Do you approve amending Article 11, Subsection 11.2(d), of the Declaration of Condominium of Windrush Bay, a Condominium, as stated on the document enclosed with the notice for this meeting?

☐ **YES, I approve** amending Article 11, Subsection 11.2(d), of the Declaration of Condominium of Windrush Bay, a Condominium, as stated on the document enclosed with the notice for this meeting

☐ **NO, I do not approve** amending Article 11, Subsection 11.2(d), of the Declaration of Condominium of Windrush Bay, a Condominium, as stated on the document enclosed with the notice for this meeting

III. Do you approve amending Article 11, Subsection 11.1(b), of the Declaration of Condominium of Windrush Bay, a Condominium, as stated on the document enclosed with the notice for this meeting?

☐ **YES, I approve** amending Article 11, Subsection 11.1(b), of the Declaration of Condominium of Windrush Bay, a Condominium, as stated on the document enclosed with the notice for this meeting

☐ **NO, I do not approve** amending Article 11, Subsection 11.1(b), of the Declaration of Condominium of Windrush Bay, a Condominium, as stated on the document enclosed with the notice for this meeting

SEE REVERSE SIDE

IV. Vote to Waive Financial Reporting:

I cast my vote to waive the requirement for an Audited financial statement for 2026 as required by the Florida Statutes and provide in lieu thereof a Report of Cash Receipts and Expenditures in accordance with the Florida Statutes and 61B-22.006 of the Florida Administrative Code.

☐ **YES, I do approve**

☐ **NO, I do not approve**

Signature of Owner or Designated Voter:	Signature of Co-Owner:	Date:
_____	_____	_____
Print Name:	Print Name:	Date:
_____	_____	_____

SUBSTITUTION OF PROXYHOLDER

The undersigned, appointed as proxyholder above, designates _____ to substitute for me in voting the proxy set forth above.
(Print Name)

Dated: _____ _____
(Signature of Proxyholder)

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid or more than ninety (90) days from the date of the original meeting for which it was given.

WINDRUSH BAY CONDOMINIUM ASSOCIATION, INC.

Annual Members Meeting
Tuesday, November 10, 2026
5:30 PM (Sign-In 5:00 pm)

2027 Board of Directors

Alphabetical order:

☒ Currey, Mary BY PROCLAMATION

☒ Dye, Joyce BY PROCLAMATION

☒ Goodrich, Linda BY PROCLAMATION

☒ Expires 2028 Bobak, Adam

☒ Expires 2028 Reber, Mike

NOTE: THE NUMBER OF CANDIDATES RUNNING FOR THE BOARD OF DIRECTORS DOES NOT EXCEED THE CURRENT VACANCIES EXISTING ON THE BOARD; THEREFORE, THE NAMES LISTED ON THIS FORM, BY PROCLAMATION, WILL BE WINDRUSH BAY CONDOMINIUM ASSOCIATION INC.'S 2027 BOARD OF DIRECTORS.

VOTING BY PROXY

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event that you might not be able to attend the meeting.

2. The proxy must be signed by all owners or voting representatives of the unit.

3. By selecting "General Powers" on the Proxy, you authorize and instruct your proxyholder to use his/her best judgement on all matters which properly come before the meeting and for which a general power may be used.

4. By selecting "Limited Powers" your proxy holder may only cast your vote as you specifically direct. For your vote to be counted on that issue, you must indicate "yes" or "no" on the question on the proxy.

5. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted by faxing to 727-723-1101 or mailing to Ameri-Tech Community Management Partners, LLC, 24701 US Hwy 19 N, Suite 102, Clearwater, FL 33763 in the enclosed "Proxy Return Envelope".** You may also bring the proxy with you the night of the meeting. It is encouraged that you submit your proxy in advance of the meeting, in order to avoid delay in registration.

6. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.

7. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person, if the person you designate as a proxy decides that he or she will be unable to attend the meeting

The Association will incur additional administrative costs if the meeting is rescheduled due to failing to achieve a quorum.

PROPOSED AMENDMENTS TO THE DECLARATION OF CONDOMINIUM OF WINDRUSH BAY, A CONDOMINIUM

Additions indicated by underlining.
Deletions indicated by ~~striking through~~.

I. Article 10, Subsection 10.3(a), of the Declaration of Condominium of Windrush Bay, a Condominium, is amended to read as follows:

10.3 Leasing.

a. Units may be rented provided the occupancy is approved in writing by the Association's Board of Directors, and further provided that the lease is for a term of at least three (3) months or longer. No rooms may be rented and no transient may be accommodated. No more than twenty percent (20%) of the Units may be approved by the Association's Board of Directors for lease at any time. If upon application for approval to lease, there is then twenty percent (20%) of the Units or more then leased, that application shall be denied, and may be reconsidered when approval of that lease will not result in greater than twenty percent (20%) of the Units then being leased. The Association may adopt a procedure for a wait list to facilitate consideration of additional leases.

II. Article 11, Subsection 11.2(d), of the Declaration of Condominium of Windrush Bay, a Condominium, is created to read as follows:

(d) Limitation on Ownership. No sale, gift, devise, inheritance or other transfer or contract to sell after reasonably required notice shall result in any person or entity holding direct or indirect interest or title to more than two (2) Units within the Condominium. The foregoing shall not apply to any lender obtaining title pursuant to a deed in lieu of foreclosure or judgment of foreclosure. A title obtained in violation of this subsection is void.

III. Article 11, Subsection 11.1(b), of the Declaration of Condominium of Windrush Bay, a Condominium, is created to read as follows:

(b) Lease. No Unit Owner may lease a Unit or any interest therein by lease for a period in excess of one year without approval of the Association. No Unit may be leased within the first one (1) year of ownership of that Unit by the Unit Owner.

WINDRUSH BAY CONDO ASSOCIATION, INC
139 UNITS
JANUARY 1, 2027 - DECEMBER 31, 2027 PROPOSED BUDGET

ACCT	REVENUE	2026 APPROVED BUDGET	2027 PROPOSED BUDGET	2027 MONTHLY AMOUNT
4010	Unit Maintenance Fees	$1,012,227	$1,012,227	$84,352
4200	WRN Income	$700	$700	$58
4300	Spectrum Rev Share (7/1/23-7/1/33)	$4,000	$0	$0
4500	Application Income	$1,500	$4,000	$333
	TOTAL REVENUE	**$1,018,427**	**$1,016,927**	**$84,744**
	OPERATING EXPENSES			
5010	Copies / Supplies / Admin	$7,000	$10,000	$833
	Application Processing fees	$0	$3,000	$250
5011	Website & $55 mth Statute Requiremnts	$1,455	$1,410	$118
5015	Application Expenses	$1,500	$4,000	$333
5021	Bank Charge / Coupons / Lockbox	$1,182	$1,190	$99
5040	Storage Boxes @ $45 per box (49)	$2,205	$0	$0
5200	Pest Control / Termite-Inter & Exter	$17,500	$17,500	$1,458
5300	Insurance (December 4)	$199,000	$168,950	$14,079
5310	Insurance - Flood (April)	$198,250	$228,250	$19,021
5400	Lawn Contract - TLC	$67,966	$67,600	$5,633
5420	Irrigation repairs	$1,000	$1,000	$83
5440	Trees / Plants / Shrubs / Sod	$1,500	$1,500	$125
5450	Tree Trimming / Removal	$15,000	$1,500	$125
5610	Annual Report	$90	$90	$8
5620	Division Fees	$566	$566	$47
5800	Management Fee Exp. 12/27 - 30 day notice	$18,000	$18,000	$1,500
5900	Legal	$4,000	$6,000	$500
5910	CPA Services	$475	$475	$40
6100	Repair / Maint - Buildings / Materials	$45,929	$4,600	$383
6190	Lift Station	$2,080	$1,100	$92
6200	Pool - Contract	$6,450	$6,450	$538
6210	Pool - Maintenance	$1,000	$0	$0
6220	Pool - Permit	$300	$300	$25
6400	Payroll Payment Services - Payroll	$71,838	$71,188	$5,932
6996	Electric - Lift Station	$1,000	$1,000	$83
6997	Electric - Irrigation	$3,600	$3,600	$300
6998	Electric - Street Lights	$1,560	$1,750	$146
6999	Electric -Laundry	$540	$540	$45
7000	Electric - Community	$7,600	$8,500	$708
7001	Electric - Pool / Clubhouse	$11,000	$12,000	$1,000
7002	Water / Backflow	$44,000	$40,000	$3,333
7003	Sewer	$45,000	$40,000	$3,333
7004	Trash	$42,000	$46,000	$3,833
7005	Internet Clubhouse	$1,000	$1,400	$117
7007	Storm Water	$18,000	$23,600	$1,967
7008	Utility Tax - Water	$4,000	$4,000	$333
7009	Gas - Laundry	$520	$250	$21
8000	Operating Contingency	$96,927	$99,898	$8,325
	TOTAL OPERATING EXPENSES	**$941,033**	**$897,207**	**$74,767**

WINDRUSH BAY CONDO ASSOCIATION, INC
139 UNITS
JANUARY 1, 2027 - DECEMBER 31, 2027 PROPOSED BUDGET

ACCT	REVENUE	2026 APPROVED BUDGET	2027 PROPOSED BUDGET	2027 MONTHLY AMOUNT
	RESERVES			
9010	Reserves - Painting	$15,632	$27,325	$2,277
9020	Reserves - Paving/Seal coating	$20,179	$55,587	$4,632
9030	Reserves - Roofing	$30,696	$30,699	$2,558
9040	Reserves - Lift Station	$1,587	$2,131	$178
9050	Reserves - Tractor	$434	$434	$36
9060	Reserves - Seawall / Point	$1,020	$3,344	$279
9070	Reserves - Community Owned Fac	$600	$0	$0
9075	Reserves - Audit	$6,000	$0	$0
9080	Reserves - Pool / Remarcite / Heat	$1,046	$0	$0
9090	Reserves - Sprinkler / Grounds	$200	$200	$17
	TOTAL RESERVES	**$77,394**	**$119,720**	**$9,977**
	TOTAL EXPENSES	**$1,018,427**	**$1,016,927**	**$84,744**
			$0	

RESERVE ANALYSIS

WINDRUSH BAY CONDOMINIUM ASSOCIATION

JANUARY 1, 2027 - DECEMBER 31, 2027

Management Fee Exp 12/1/27

RESERVES	Current Replacement cost	Current Reserves 1/1/2027	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2027 Fully Funded Annual Reserves	2027 Actual Budgeted Amount
Main Road (2012 due 2031)							
Main Road Circle to Gulf (2012 due 2031)							
Villas Paving (2012 due 2031)							
Condo Paving (2012 due 2031)							
Seal-Coating (all)							
Total Paving (Resurfacing)	**$425,000**	**$147,063**	**20**	**5**	**$277,937**	**$55,587**	**$55,587**
Lift Station	$11,000	$347	8	5	$10,653	$2,131	**$2,131**
Tractor (2025)	$12,000	$5,491	16	15	$6,509	$434	**$434**
Seawall / Point (2017)	$150,000	$6,225	50	43	$143,775	$3,344	**$3,344**
Community Owned Fac	$18,000	$18,000	6	1	$0	$0	**$0**
Audit (due in 2028)	$6,000	$0	2	1	$6,000	$0	**$0**
Pool / Remarcite / Heat	$30,000	$30,000	12	1	$0	$0	**$0**
Sprinkler/Grounds/Well	$12,000	$10,800	10	6	$1,200	$200	**$200**
PAINTING (Breakdown)							
Clubhouse Interior (2032)	$3,000	$0	10	10	$3,000	$300	
Clubhouse / Exterior / Laundry (2023 due 2031)	$5,500	$0	10	10	$5,500	$550	
A - G (2023 due 2031)	$45,000	$0	8	5	$45,000	$9,000	
H - O (2023 due 2031)	$45,000	$0	8	5	$45,000	$9,000	
	$98,500						
Villas 1-13 (2018 due 2026)	$22,600	$0	8	8	$22,600	$2,825	
Villas 14-27 (2018 due 2026)	$22,600	$0	8	8	$22,600	$2,825	
Villas 28-39 (2018 due 2026)	$22,600	$0	8	8	$22,600	$2,825	
	$67,800	$0					
	$166,300	**$0**			**$166,300**	**$27,325**	**$27,325**

RESERVE ANALYSIS

WINDRUSH BAY CONDOMINIUM ASSOCIATION

JANUARY 1, 2027 - DECEMBER 31, 2027

ROOFING (See Roofing Breakdown)							
	$674,000	$96,635			$577,367	$30,699	$30,699
TOTALS	$1,504,300	$340,339			$1,189,741	$119,720	$119,720

UNIT OWNER FEE ANALYSIS					
UNIT	# OF UNITS	%	Fully Funded 2027 Fees	Fully Funded 2026 Fees	Increase amount
Efficiency	4	0.41250%	$347.95	$347.95	$0.00
1 BR / 1 Bath	8	0.51150%	$431.46	$431.46	$0.00
2 BR / 1 Bath	26	0.62260%	$525.18	$525.18	$0.00
2 BR / 2 Bath	52	0.67100%	$566.00	$566.00	$0.00
3 BR / 2 Bath	10	0.79420%	$669.93	$669.93	$0.00
Villas	39	0.90350%	$762.12	$762.12	$0.00

↑

EFFECTIVE JANUARY 2027
MONTHLY FEES