

Windrush Bay Condominium Association
Hurricane Recovery Team Update
February 27, 2025 1:30 pm
Zoom meeting

1. Meeting called to order at 1:34 by Ellyse
2. Quorum established with Carl Hicks, Michelle Mezaros, Tina Barber present, with Julie Mirakis-Ginn on the phone. The recovery team representation included Phill Colettis and Ellyse Vosselmann, from AmeriTech, Dave and Devyn from JBolt, Jim Brett the adjuster and Dan Greenberg, the attorney was also present.
3. Windrush Bay's Hurricane Recovery Team presented an overview of the progress:
 - Everything has been submitted to Matt Hoffman, the adjuster from NFIP. This process involves some back and forth adjustments among the adjusters, the lawyer and the contractor to adequately reflect local market costs. The funds from NFIP are still anticipated by the end of April, at the latest
 - The goal continues to be to the "white box" stage as soon as possible, pending permits and funding. Once things are at this stage, individual owners can work with JBolt to complete the work or engage another contractor, keeping in mind that JBolt has pulled the permits and documented everything thus far, so working with another contractor may complicate or extend the completion timeframe. It was suggested that working with JBolt may be the most efficient way to complete the work that needs to be done, but that is an individual decision for each homeowner
 - The damage discovered in the wall in the O building seems to have occurred in the N building, also. Dave will meet with Michelle to inspect the N building and see if a package deal can be worked out. He is also keeping a careful look at the costs, in light of the 50% rule. FEMA's 50% rule limits the cost of repairs and improvements to a damaged home to 50% of the building's market value. A valuation of the building is done every three years as the insurance property is renewed. This work does not need to be bid out since we have a contractor who has been engaged to do the project with the money available. Out-of-coverage costs could be bid around, but not flood damage.
 - Owners are again reminded that two different insurance programs are involved. NFIP is the flood insurance in FEMA that involves anything touched by water. An owner's individual HO6 policy may cover any other damage, minus the deductible. An owner's HO6 policy also, by Florida statute, provides up to \$2000 for any Association assessment for the damage from this storm

- Concerning the contractor JBolt, he was recommended to the Board by Phil, having prior knowledge of the quality of his work. His construction team are sub-contractors, not in the usual way that is understood by the lay public, but in the way that companies work and pay staff. Any questions about this can be directed to Phil or Ellyse. JBolt's workers are vetted and insured. This information was provided to address Board members' concerns.
4. A motion was made by Michelle to move forward with the deposit on O building, and possibly the N building after and inspection by JBolt tomorrow, and seconded by Julie. The motion passed
 5. Meeting was adjourned 2:40 by Ellyse