

**Windsor House  
Town Shores of Gulfport #217  
Tuesday, March 25, 2025 at 1 pm  
Clubhouse Auditorium**

**Board of Directors Special Assessment Meeting Agenda**

It is hereby stated that we will attempt to do our best while following the Agenda format of Robert's Rules of Order, Our Corporation's Documents and Florida's Statutes. Only items listed on this Agenda are allowed to be discussed per FL Statue 718 and the By-Laws of our Association.

**Call to Order – Liz Snow**

**Roll Call - Establish a Quorum, Colleen Polazneck**

**Old Business:** Minutes of March 13, 2025 Meeting, Motion to waive the reading.  
Motion to Accept

**New Business: Review of Special Assessment – see details page**

**Vote on Special Assessment**

**Motion to Adjourn**

**Respectfully submitted,**

**Colleen Polazneck, Secretary**

**Posted March 11, 2025**

## Windsor House - Special Assessment Meeting Details March 25, 2025

Hurricane Helene September 26, 2024 - Repair/Restore/Replace Items Cost			
Item	Contractor/Company	Total	Notes
Landscape Removal & Replacement	Jacobs Landscape	\$20,250.00	
Laundry rooms patch & paint	Laundry Room committee	\$420.00	
4 Laundry rooms & 4th floor bathroom repair & recoat floors	Surface Pro	\$7,411.00	
Replace 4 A/C Units in Laundry Rooms	Internet	\$3,200.00	
Replace feeder lines from Transformer to 2nd Floor Electric Room	Commercial Electrical Contracting, Inc	\$27,899.00	Denied by Insurance
Countertops, hardware, lumber, build up kit	Home Depot	\$836.00	
Undermining Repair			Unknown included in Contingency funds
Regrade, Add fill, Replace lobby steps up to back door, Replace landscaping			Unknown included in Contingency funds
<b>Hurricane Helene Total Repairs</b>		<b>\$60,016.00</b>	

Hurricane Milton October 9, 2024 - Repair/Restore/Replace			
Dynamic Roofing	Reroofing	\$940,460.00	
Roof Bond	Reroofing	\$12,696.21	
Karins Engineering, Reroofing Project	Reroofing	\$43,200.00	
Subtotal Roof		\$996,356.21	Not covered by insurance under hurricane deductible
Less Roof Reserve		-\$80,573.76	
<b>Reroofing less Reserve Total</b>		<b>\$915,782.45</b>	
Unknown repairs discovered once Roof Project begins	Cost overrun estimate		Unknown included in Contingency funds
Undermining Repair	in terms of insurance collection and regrading of back after undermining complete		Unknown included in Contingency funds
<b>Milton Total Repairs</b>		<b>\$915,782.45</b>	
<b>Total of All Known Hurricane Repairs</b>		<b>\$975,798.45</b>	

## Windsor House - Special Assessment Meeting Details March 25, 2025

Windsor House, Town Shores of Gulfport #217 Per Door Special Assessment March 25, 2025	
Overview	Amount
Repair. Restore/Replace Items	\$975,798.45
Condominium Associates Special Assessment Cost	\$1,613.86
Contingency Funds	\$250,000.00
<b>Total</b>	<b>\$1,227,412.31</b>

Unit Numbers	Number of Units	Percent Share of Building	Per Unit Cost	Total Special Assessments
#1	10	0.0094000	\$11,537.68	\$115,376.76
#2, #3, #4, #5, #10, #11	60	0.0080000	\$9,819.30	\$589,157.91
#6, #7, #8, #9	40	0.0065000	\$7,978.18	\$319,127.20
#12	10	0.0119000	\$14,606.21	\$146,062.06
Penthouse Unit 1101	1	0.0293000	\$35,963.18	\$35,963.18
Penthouse Unit 1102	1	0.0177000	\$21,725.20	\$21,725.20
<b>Total</b>	<b>122</b>			<b>\$1,227,412.31</b>