

Minutes of Unit Owners Meeting for Winds of Paradise Homeowners Association

Date: 4/14/18

Place: WOP Clubhouse

Board Members Present: Phil Wicker, Lynn Matsey and Carlos Alvarez

A quorum was attained to hold an official meeting and the sign-in sheet was taken by Lynn Matsey.

Phil Wicker opened the meeting at approximately 9:00AM.

- The reading of the previous minutes was waived by general acclaim.
- Three volunteers (Susan Murphy, Kathy Wicker and Glenn Murphy) were selected to count the election ballots and did so. The elections results were as follows:
 - Jennifer Gates 23 votes
 - Lou Murren and Phil Wicker 21 votes each
 - Carlos Alvarez, Lynn Matsey and Peggy Penridge 20 votes each.

A discussion followed about how to deal with the 3-way tie, and a suggestion was made to keep all 3 on the board since they received a large amount of votes each. A motion was made by Phil Wicker to keep all the board members and Tammy Grezaffi seconded the motion. The vote by Unit Owners present was a yes to the proposal. The 2018 WOP HOA Board of Directors will consist of 6 personnel.

- The Amendment to the Declaration results were announced with 18 yes votes and 1 no. A discussion followed about the number of responses needed to pass the amendment (25) and the need to request return responses from the rest of the unit owners. Various Board Members volunteered to obtain the responses from those Unit Owners who had yet to submit them. Lou Murren made a motion to table the item until those responses could be obtained and Toni Hill seconded. All votes were yes.
- Phil Wicker gave a brief roof update stating that our appraiser came through the property with the insurance claims officer on 4/11/18. We should know in 2-3 weeks as to the outcome of the process. Phil Wicker stated that the appraiser advised us that the choice of the type of roof and roofing company to be used needs to be decided soon.
- Phil Wicker gave a brief financial update stating that the bills were being paid, and that we were working off of last year's budget due two board members leaving the board. Lou Murren made a motion to use last year's budget for the first 6 months of 2018 until a new budget could be proposed. Peggy Penridge seconded the motion and all were in favor.
- A discussion followed about the possibility of an audit being performed and the delinquent accounts being pursued.
- Phil Wicker informed the unit owners that the board will vote on raising the dues 5% at the next board meeting per our documents.

- Peggy Penridge gave a brief overview of the Property Management companies she had spoken with and was referring to the board for consideration.
- Lou Murren made a motion that we have a management company and Peggy Penridge seconded it. All were in favor. Lou Murren made a motion that the unit owners allow the board to choose the management company after interviewing them and Peggy Penridge seconded the motion, and all were in favor.
- A discussion followed concerning delinquent dues, the possibility of hiring a property management company and having a forensic audit done. A homeowner is getting quotes on these services that will be sent to the board.
- A discussion followed about the \$1200 Drywood Termite Bond affecting the Beachside Lane north building currently being paid by the HOA. The Bond cost beginning in 10/2018 will be the responsibility of the Unit owners in that building. The unit owners in that building will be deciding whether or not to continue paying that policy. Information will be made available to them as soon as possible.
- Phil Wicker made a motion to adjourn the meeting and several people seconded. The motion was passed and the meeting was adjourned.