

Minutes of Winds of Paradise Board Meeting held 5/15/18

Location: Winds of Paradise Clubhouse

Time: Meeting began at 6:00pm

Board Members Present: Lou Murren, Lynn Matsey, Carlos Alvarez, Jennifer Gates and Peggy Penridge.

Board Member(s) Absent: Philip Wicker

Property Manager Present: Cheryl Hall

Lou Murren called the meeting to order at 6:00 pm

Motion to waive the reading of the minutes from 5/1/18 was made and seconded. The minutes were accepted as stated.

Lou Murren then asked for the Officers Progress reports.

REPORTS OF PROGRESS:

Lynn Matsey/Peggy Penridge updated the board of the following:

- Flowers were planted up front by sign.
- Lynn met with Josh the maintenance man, about the front hedge lights (they had been turned off) and he suggested locking the entrance to the panel box. The key is in clubhouse.
- Lynn mentioned the existence of the rain sensors. Sprinklers were running fine. A discussion followed about the landscaping. Peggy was to respond to Jenn Kopecks letter about the landscaping concerns and spoke with Phil Wicker about it.
- Lights around the pool (pole lights) are not working. Carlos mentioned that he can meet with someone about the pole lights. Also, Josh suggested putting a lock on the door to the panel box for outside electrical. Carlos will do that. A discussion followed about the possibility of obtaining the schematic for the electrical layout (if one exists).
- Peggy found the letter from Diane Bonavita (owner of the late Patrick Crane's unit) and responded to that via email.
- Lien release on 2074 Seawind was signed by Lou Murren tonight.
- Peggy spoke with Cheryl about the DOT sign removal.
- Peggy Penridge received a text from Phil Rodier that they are working on getting a ball park figure for insurance settlement. Peggy spoke with Cheryl about the delay in having a homeowners meeting and the emergency situation and need to pass a special assessment to replace roofs. We discussed the provision in our documents and the Florida Statutes allowing the board to do so. Peggy and Cheryl discussed the need for an attorney to interpret the documents and Cheryl will attempt to schedule that right away. The other board members agreed. A discussion followed about the possibility of getting a loan to assist in payment of the deductible as well as resorting to repairs as a last resort if enough funds are not available. Toni Hill, a homeowner who was present, has a list of the unit owners who have leaks.
- Cheryl informed the board that the attorney can meet with board members to discuss the interpretation of the documents. Thursday at 9:30 at OPM was scheduled.
- A discussion followed again about costs for insurance deductible, roof replacement costs, percentage to appraiser and approximate amount for assessment if we receive the insurance settlement.
- A discussion about the roofing quotes followed. The various quotes were discussed, and Carlos led a discussion about the need for a contingency fund and a review of the roofing companies. Cheryl added input in which roofing companies they have worked with in the past. Cheryl is still working on getting

the quotes comparable. Soffit replacement was discussed and confirmed that only the soffits that are damaged or missing will be replaced. The others would be on a replacement /maintenance schedule. Cheryl suggested that if our claim is lacking information about needed soffit replacement, we can add an additional claim.

Jennifer Gates updated the board of the following:

- Jennifer informed the group that Lisa from OPM has accepted the figures provided by Jennifer concerning delinquent accounts and letters will go out in the next few days.
- A discussion followed about delinquent accounts and how long some accounts go back.
- A discussion followed about the D & O insurance coverage and issues with reserve account discrepancies and if an attorney can be of assistance.

New Tasks assigned were:

- Lynn, Peggy, Lou and Cheryl will meet with the attorney on Thursday 5/17 to discuss the Special Assessment procedure.
- Peggy will get Scott McClusky's number from Phil Rodier and contact about our claim; she will also work with Barry Ranew to get a copy of the original claim/appraisal to be secured for our current files.
- A discussion followed about which bank account insurance money would be placed. Also, a further discussion followed about banking and accounts.

A motion was made to adjourn the meeting temporarily by Jennifer Gates and Lynn Matsey seconded. Cheryl Hall left the meeting. Carlos went to get roof tile catalog and notary stamp for lien release.

The meeting was reopened, and a discussion followed about Jenny Kopecek's letter and suggestion for a landscaping committee. It was decided that we don't have the funds to do major landscaping changes but would always take suggestions about general landscaping improvements. Peggy Penridge will inform Jenny Kopecek of this. The lien release was notarized. Peggy will have it filed. The board reviewed the catalogue of flat tile colors and two tile colors were chosen and Carlos will ask roofing company when chosen to get us samples.

A motion was made to adjourn the meeting by Peggy Penridge, Lou Murren seconded and all were in favor.