

Minutes of Winds of Paradise Board Meeting held 8/9/18

Location: Winds of Paradise Clubhouse

Time: Meeting began at 6:03pm

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 6:03 pm

Peggy Penridge made a motion to waive the reading and accept the minutes from 7/12/18 as written. The motion was seconded by Jennifer Gates. All board members present voted in favor, and the motion passed. The minutes were accepted as stated.

Lou Murren then asked for the Officers Progress reports.

ROOF PROJECT UPDATE:

Three dumpsters and a porta potty were delivered today. Tech Systems will start the roof replacements this Monday, August 13, 2018.

FINANCIAL UPDATE:

Cheryl from OPM stated as of July 31, 2018, there is \$520,004.50 in reserves and \$107,060.26 in operating primarily due to a couple of residents paying delinquent assessments.

GENERAL MAINTENANCE:

Towing Contract: There will be 2 towing signs posted on the property and the towing company will tow after the 3rd notice on the vehicle. You must warn the driver "No Parking is Allowed" three times before towing is allowed. OPM will order the violation stickers. Peggy Penridge made a motion to approve SB Towing as the WOP towing contractor. It was seconded by Lynn Matsey. All board members present voted in favor. Motion was passed.

Transformer Purchase & Install: Cheryl from OPM has ordered and received a new transformer for the entry way lights. Dave Russell will install them. Lynn Matsey made a motion to approve the purchase of the transformer, and was seconded by Lou Murren. All board members present voted in favor. Motion was passed.

Corner Light Replacement: Flawless installed mesh around the light pole but it is not sturdy and must be replaced. Cheryl from OPM contacted Flawless and is waiting to hear back.

Tree Trimming: US Lawns was on the property today but did not have lift, but they did trim back the Sea Grapes at the Clubhouse at no charge. They are to return tomorrow to trim the palms. Discussion ensued regarding when to change Landscape Companies and the consensus was to go ahead and make the change to US Lawns in two weeks. Lynn Matsey made a motion to approve US Lawns as the new Landscaping Company and it was

seconded by Jennifer Gates. All board members present voted in favor. Motion was passed.

LEGAL MATTERS:

Suspend Use Rights Delinquent Owners: The BOD approved a new policy for delinquent owners. Lynn Matsey made a motion to approve new policy that after an owner is 90 days delinquent the BOD will automatically suspend the Use Rights of those delinquent owners. It was seconded by Lou Murren. All board members present voted in favor. Motion was passed.

Lien Letters: Cheryl Hall from OPM stated Frank Ruggeri's office will send out two lien letters tomorrow. One other will receive a balance due letter. The BOD has approved an extension to 2087 until August 17th.

SA Payments Not Received: One owner in discussion will receive an Intent to Lien for not paying the Special Assessment.

INSURANCE:

Approve Cost & Sign: Lou stated the insurance policy went up around 10% for the 2018-2019 policy from \$52,535 to \$57,378. Peggy Penridge made a motion to approve and pay the new policy. It was seconded by Lynn Matsey. All board members present voted in favor. Motion was passed. Lou Murren will make two copies of the policy, one for the association to keep on file and one for OPM.

GENERAL BUSINESS:

Records Request Policy: The BOD discussed creating a new Records Request Policy for residents that abuse the system. Lou Murren made a motion to allow Records Requests once a quarter by each Unit Owner; charging 15 cents a copy and \$35.00/hr. to oversee the person asking for copies of written records. It was seconded by Peggy Penridge. All board members present voted in favor. Motion was passed. Lou Murren will also transfer all of the association's written records to OPM so that owners can visit OPM for a Records Request.

The BOD requested OPM to send out a request to owners for another volunteer for the Fining Committee.

Carlos Alvarez made a motion to adjourn at 7:59PM. It was seconded by Lynn Matsey. All board members present voted in favor. Motion was passed and the meeting was adjourned.