

## **Minutes of Winds of Paradise Board Meeting held 10/4/18 (UNAPPROVED UNTIL NEXT MEETING)**

**Location:** Winds of Paradise Clubhouse

**Time:** Meeting began at 6:04 pm

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

**Property Manager Present:** Cheryl Hall

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Lou Murren called the meeting to order at 6:04 pm

Phil **MOVED** to waive the reading of the minutes from 9/6/18 was made and **SECONDED** by Carlos, all in favor, **MOTION** passed. The minutes were accepted as stated.

Lou Murren then asked for the Officers Progress reports.

### **ROOF PROJECT UPDATE:**

Carlos stated the demo should all be completed by Monday. Dumpster to be placed at the end of Seawind Lane. Construction may take place Saturday, if so, the pool will be closed. If they don't work Saturday, the pool will remain open. Bldgs. 2 & 4 tile installation continues. There has been a significant amount of plywood damage. The total amounts on this project are attached in a separate document.

No updates or receipts from chimney caps. Residents should be sending payment directly to Tech Systems. Lou to obtain chimney cap update.

### **FINANCIAL UPDATE:**

Jennifer did not have September financials. Only two residents have not paid their Special Assessment. There is approximately \$119-120K not received in delinquent accounts. Currently, there is \$598,500 in operating and roof costs to date are \$395,000. The BOD is hoping to recoup an additional \$90K back in recoverable depreciation from insurance. Peggy spoke to Scott and stated they should not supply invoices, just ask for reimbursement. Peggy stated the letter the BOD received was in direct conflict with the 650K amount. Lou reviewed all receipt from the 2017 Irma claim. Lou will review all damages to the road from the roofing project and submit to insurance.

Cheryl from OPM to have Sarah post the P&L only to the website.

### **RESERVE STUDY:**

A length discussion ensued about questions they have on the lifetime amounts on some of the reserve accounts and wants to re-adjust time-lines on some of the line items. The BOD will come up with a list of questions and Peggy will contact GAB with questions.

### **GENERAL MAINTENANCE:**

**U.S. Lawns.** Cheryl to contact US Lawns for quote they were supposed to provide to the BOD after their walk-thru with Peter.

**Stump Removal:** The association had to have a stump removed by a light prior to the roof replacement. Lou **MOVED** to approve the \$75.00 expenditure, **SECONDED** by Carlos, All in favor. **MOTION** passed.

**Gutters:** The Board discussed the reasoning for replacing the gutters throughout the association and taking the responsibility for it. They felt without the gutters, it causes more issues with the foundations and landscaping costs and feel it should be the association responsibility to replace them. Lou **MOVED** to absorb this cost, **SECONDED** by Carlos. All in favor. **MOTION** passed.

**Termite Bond:** Peggy stated the owners decided not to move forward with their termite bond.

**General Maintenance:** There is approximately 8' of fencing behind the clubhouse that needs to be replaced. There is an outstanding list of maintenance items that have been put on hold due to the roofing project. Lou will revisit once the roofs are complete and will have OPM perform these general maintenance duties.

#### **LEGAL MATTERS:**

A follow up with the Board with the current delinquencies ensued and other legal matters were discussed.

Lou **MOVED** to adjourn at 7:41, **SECONDED** by Carlos, Meeting adjourned.