

Minutes of Winds of Paradise Board Meeting held 12/13/18

Location: Winds of Paradise Clubhouse

Time: Meeting began at 6:02 pm

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

Property Manager Present: Cheryl Hall

Lou Murren called the meeting to order at 6:02 pm

Carlos Alvarez **MOVED** to approve the minutes from 11/20/18 and **SECONDED** by Peggy Penridge, all Board members present were in favor, **MOTION** was passed. The minutes were accepted as stated.

Lou Murren then asked for the Officers Progress reports.

ROOF PROJECT UPDATE:

Lou Murren stated all roofs are now completed. The BOD is working on obtaining gutter quotes. Only two residents sent in problems with their roofs. Carlos Alvarez to check into their issues. Cheryl Hall from OPM to obtain the lien release from Eagle Tile & Tech (manufacturer of tile roofs). Cheryl to also check to see if liens were filed with the Clerk's office.

Existing gutters that can be repaired will be re-used and those missing gutters or have damaged gutters will have new ones installed. The gutter colors to match the existing gutter colors.

Lou Murren discussed two areas where asphalt needs to be repaired due to the roofing trucks. Carlos Alvarez has already obtained a quote. The BOD agreed this needs to be repaired and the invoice should be included in the roof repairs to the insurance company. Lou Murren **MOVED** to approve these repairs, **SECONDED** by Lynn Matsey, all Board members present were in favor, **MOTION** was passed.

Financial Statements: There is \$132,739.08 in operating as of 12/13, and \$8,078.38 in Reserves.

Flood Insurance: The **BOD** discussed adding Flood Insurance to the Clubhouse and noted there has never been any water damage for 30 years. They will present this option to the owners in their annual meeting.

Rental Contracts & Procedures: The association DOCS require a 1-year lease. The association needs to get copies of all leases. The **BOD** requested Sarah from OPM to send out the HOA packet again to those that haven't returned it and to let the **BOD** know who doesn't return it.

Pool Repair: The pool pump repair was completed.

Box rental: The **BOD** agreed to keep the PO box until it can be determined the actual address of the Clubhouse.

Budget packet for unit owners meeting: OPM to provide the BOD with a copy of the packet before sending it to the owners.

Packet & agenda for unit owners meeting: OPM to provide the BOD with a copy of the packet before sending it to the owners. BOD has additional agenda items to add.

Bee removal: The bees in unit 2070 has been successfully eradicated.

Pending Litigation: Discussed after adjournment with BOD only.

Unresolved Hurricane Irma roofing issues: Previously discussed. OPM to send list to BOD.

Other Issues:

- Top Notch: Lou discussed additional landscape removal and clean up for \$900. Jennifer Gates **MOVED** to approve, **SECONDED** by Carlos Alvarez, All Board members present were in favor, **MOTION** was passed.
- Irrigation problem: BOD discussed the landscape irrigation problem and resolved to proceed with the Irrigation system repair one pump at a time, with Pump A covering the southeast side of the complex to be studied and repaired.
- Two residents have not paid for their Chimney cap replacement. Cheryl from OPM to send a letter to one owner. The other owner is with the Attorney in default and this amount will be added.

Lou Murren **MOVED** to adjourn at 7:13, **SECONDED** by Lynn Matsey, Meeting adjourned.