

## Minutes of Winds of Paradise Board Meeting held 1/10/19

**Location:** Winds of Paradise Clubhouse

**Time:** Meeting began at 6:02 pm

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

**Property Manager Present:** Cheryl Hall

---

Lou Murren called the meeting to order at 6:03 pm

Peggy **MOVED** to approve the minutes from 12/13/18 and **SECONDED** by Lynn, all in favor, **MOTION** passed. The minutes were accepted as stated.

Lou Murren then asked for the Officers Progress reports.

ROOF PROJECT UPDATE: Lou stated all roofs are now completed. Only one cap has to be removed and one piece of soffit remains.

LETTER TO INSURANCE FOR MONIES HELD: Peggy stated the recoverable depreciation was submitted to Scott with all receipts and are awaiting his review before submitting.

FINANCIAL STATEMENTS: Peggy estimates after current bills are paid, there is a total of \$69,000 total for both operating and reserves.

Rental Contracts & Procedures: The association DOCS require a 1-year lease. The association needs to get copies of all leases. Lou stated if the owner does not submit a lease after 60 days, OPM will report to the City of Melbourne as an Air BnB (short term rental).

GUTTERS: The BOD reviewed proposals. Carlos **MOVED** to approve All Florida Gutters, **SECONDED** by Lynn, All in Favor, **MOTION** passed unanimously.

LANDSCAPING: There is one more irrigation issue with one more timer.

Bee Removal: There was a bee hive on the side of 2070 as well in the common area near this house. Carlos **MOVED** to approve Snyder's Bee Removal, **SECONDED** by Lynn for \$200., All in Favor, **MOTION** passed unanimously.

Lynn requested \$100 for some flowers to plant in the association. Lou **MOVED** to approve, **SECONDED** by Carlos, All in Favor, **MOTION** passed unanimously.

Lou would like to have the residents assist in a clean up day throughout the association.

OPM to send follow up letter to the two residents that need to fill out an ARC for the concrete pads and let them know the association will remove them if ARC is not received, as well as tenant with fence behind unit.

The BOD discussed the ARC received from Phil Wicker. Lou **MOVED** to approve, **SECONDED** by Carlos, All in Favor, **MOTION** passed unanimously.

2019 BUDGET: Phil **MOVED** to approve the final budget to be presented to the owners, **SECONDED** by Lou, All in Favor, **MOTION** passed unanimously.

Lou discussed the recent litigation updates with the BOD.

Annual Meeting Notice & Proxy: The BOD had concerns with the way the proxy read and that some owners wouldn't understand it. Cheryl from OPM to make some corrections and send them to the BOD first thing in the morning.

Lou **MOVED** to adjourn at 7:55, **SECONDED** by Lynn, Meeting adjourned.