

Minutes of Winds of Paradise Board Meeting held 2/11/19

Location: Winds of Paradise Clubhouse

Time: Meeting began at 6:03 pm

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

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

Peggy Penridge **MOVED** to approve the minutes from 1/31/19/ and was **SECONDED** by Lynn Matsey, all Board Members 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 Tech Systems did not include providing wind mitigation in with roofing project. Barry Ranew provided a company to do wind mitigation for less than Tech Systems quote. Carlos Alvarez **MOVED** to approve to have wind mitigation done by "The Inspection Firm Of Florida, LCC "and Lynn Matsey **SECONDED**, all Board Members were in favor, **MOTION** was passed.

LETTER TO INSURANCE FOR MONIES HELD: Peggy Penridge stated the recoverable depreciation and all receipts have been submitted but we have heard nothing from the adjustor. Peggy will contact Scott McCluskey for his advice on how to proceed.

FINANCIAL STATEMENTS: No new updates were provided.

Rental Contracts & Procedures: The association DOCS require a 1-year lease. The association needs to get copies of all leases. Lou Murren stated if the owner does not submit a lease after 60 days, OPM will report to the City of Melbourne as a short term rental. Cheryl Hall (OPM) will be directed to send a 2nd notice to all 3 landlords who have not provided a copy of the current lease.

LANDSCAPING: The irrigation folks have completed repairs on the irrigation system connected to pump A by 1237 Beachside Lane. We are awaiting a quote on sodding.

Our entrance sign was stolen recently. Peggy Penridge will look into getting quotes from other companies to replace the sign and present to the board.

The BOD discussed the ARC received from Justin Cercone. Lou Murren **MOVED** to approve, **SECONDED** by Carlos Alvarez, all Board Members were in favor, **MOTION** was passed. The BOD discussed the ARC received from Jennifer and Jack Gates. Lou Murren **MOVED** to approve and Peggy Penridge **SECONDED**, all Board Members were in favor, **MOTION** was passed.

A homeowner asked about the exterior light above the unit numbers and was provided information as to where to purchase them.

Lou Murren discussed recent litigation and legal issues with BOD.

Lou Murren **MOVED** to adjourn at **8:03**, **SECONDED** by Lynn Matsey, all Board Members were in favor. Meeting adjourned.

