

Minutes of Winds of Paradise Board Meeting held 4/11/19

Location: Winds of Paradise Clubhouse

Time: Meeting began at 6:00 pm

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

Property Manager Present: Cheryl Hall

Peggy Penridge called the meeting to order at 6:00 pm

Jennifer **MOVED** to approve the minutes from 3/7/19 and **SECONDED** by Lynn, all in favor, **MOTION** passed. The minutes were accepted as stated.

Financials:

Jennifer discussed the financials. Only two residents are not current. The following budget items are over budget: Landscape and irrigation. There is \$10K available for repairs in the common areas. March balances: \$84,580.00 in operating, \$39,370.64 in reserves. Discussion held regarding the interest in the reserve account. Jennifer to check with Lisa, if the interest is high enough, the BOD may transfer some money into reserves.

Task Update:

Drain bids: Carlos to obtain two additional proposals.

Stucco Repair bids: Carlos will obtain three proposals.

Sprinkler Head Donuts: Completed in newly sodded area. Tool used to cut holes is not sharp enough and asked for assistance from Phil Wicker in sharpening this tool.

1247 Hole in Wall is part of the stucco work.

FPL Conduits. The City is not taking responsibility for the FPL conduits. Cheryl from OPM to send another notice out to residents to replace their failing FPL conduits. The cost is \$500.

Mechanical room door. Cheryl from OPM stated this room should be locked and leaving it unlocked is a liability and could be an issue with insurance. Carlos to put a lock on this door.

Wind Mit complete.

Fining Committee. On hold need two more residents to form this committee.

Signature cards complete.

Landscaping/Irrigation. Lynn **MOVED** to purchase three more pallets of sod for the south side, **SECONDED** by Peggy, All in Favor, **MOTION** passed.

Pool Update and Bids for Service: Peggy discussed the three proposals received. Carlos **MOVED** to approve Coastal Commercial Services, **SECONDED** by Lynn, All in Favor, **MOTION** passed. Cheryl from OPM to check Brevard Pools contract and provide termination letter in accordance with cancellation terms of contract.

Violations. Discussion ensued regarding current violations in the association. Peggy to send Cheryl from OPM updated list and Cheryl will send out notices to owners.

Insurance Recoverable Depreciation: Peggy stated they still have time to claim the remaining money and the BOD will work on a list on what can be recovered. Peggy will contact insurance agent Scott for assistance.

New Business:

P.O. Box. All mail is going to OPM and there is no longer a need for the PO box, therefore it will be closed.

Can light unit 2083. OPM to replace this light.

Pool signage. Peggy worked with Association Attorney Frank Ruggieri for the proper pool terminology and the age restriction must be removed.

Peggy **MOVED** to adjourn at 7:23 p.m., **SECONDED** by Lynn, Meeting adjourned.