

Minutes of Winds of Paradise Board Meeting held 5/9/19

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 6:03 pm

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

ARC Committee: The ARC committee consists of Carlos Alvarez (chair), Lynn Matsey and Lou Murren.

Financials:

Jennifer discussed the financials. 40K was moved from Operating to Reserves.

Task Update:

Drain bids: Carlos stated there isn't a significant amount of flooding and isn't sure the drainage is needed because the elevations need to be assessed as well. The BOD will continue discussion on this issue.

Stucco Repair bids: Some of the stucco work is complete. The hole behind 1247 is still not done, and the contractor will need to work with FPL. Peggy to send invoice to the insurance company for possible reimbursement.

Sprinkler Head Donuts: Purchased.

FPL Conduits. There are three conduits scheduled for June 5, 1251, 1253 & 1239.

Mechanical room door. Complete.

Wind Mit complete.

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

Signature cards complete.

Landscaping/Irrigation. Lynn stated there are grubs everywhere. Requested proposal from Top Notch but hasn't heard back. Received proposal from E-Cor and they quoted \$200. Lynn **MOVED** to approve E-Cor to treat grubs, **SECONDED** by Peggy, All in Favor, **MOTION** passed. Lynn received another sod proposal from Top Notch for \$2,975.00. Jennifer **MOVED** to approve, **SECONDED** by Lynn, All in Favor, **MOTION** passed.

Pool Update and Bids for Service: Peggy stated Brevard Pools apparently haven't been servicing the pool for the last week in April because they have not been writing anything on the log. Peggy asked Cheryl from OPM to contact Coastal to have them start this week.

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.

Can light unit 2083. Replacement complete.

New Business:

Cleaning Contract. Lynn obtained proposals for a cleaning company because the previous company quit. Peggy **MOVED** to approve Wendy's Cleaning at \$130.00/month, **SECONDED** by Lynn, All in Favor, **MOTION** passed. Cheryl from OPM to obtain contract.

Amendments. Peggy discussed removal of the parking space by the pool because it is a safety/liability issue. The board discussed the desire to research passing an amendment about commercial vehicle restrictions. Carlos will provide Cheryl with the site plans and Peggy will get with Frank.

Trees. Lynn stated the trees will be trimmed in June.

Toni Hill volunteered to be on the BOD.

Peggy **MOVED** to adjourn at 7:05 p.m., **SECONDED** by Lynn, Meeting adjourned.

Peggy opened the CLOSED BOD meeting portion at 7:06. The BOD discussed the current residents in litigation with the association attorney. Cheryl from OPM to obtain updates on two. Meeting adjourned at 7:16 p.m.