

WINDS OF PARADISE
c/o: Prestige Property Management
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**Board of Directors
Meeting Minutes
held
Monday, October 21, 2019**

Peggy called the meeting to order at 6:02 p.m.

A quorum was established with 3 of 4 members present. Carlos was excused.

Peggy motioned to waive the reading of the previous meeting minutes held August 31st. Lynn 2nd. All were in favor and the minutes were accepted as submitted.

Reports of Officers, Agents and Committees, if any: NONE

Old Business:

Electrical Conduit Replacement: Peggy provided Lori a list of the unit owners who have already had the work completed and which ones still needed to be done. Lori will work on this. It was noted that this work would need to be completed before any painting to the buildings were done. It was directed to Lori that she please give the owners a "to be done by date" to ensure all the FPL meter boxes would be removed and any required repairs made prior to painting. The Board does not want to spend money to repaint areas that will be done later.

Task List Update/Revision/Additions: Of the 2 lists provided most items have been completed. Those items not completed were discussed and delegated out. The items left included: placement of the sensor/solar lights to the front and back of the clubhouse doors; meeting with Top Notch Landscaping; inquiring about a loan for future projects, etc. Peggy will ask Carlos where he planned to have them placed and this task was delegated out to Craig a maintenance man. Prestige uses from time to time on some of their properties. Another open item was notifying unit owner, Mary Hartwell, of paint needed for the new railings installed on her balcony. Lori will give her two options, first will be the Association will provide her paint to have them painted herself or second, she may wait and have them done when the entire property is painted. Finally, a walk around is to be scheduled with Lori and Carlos regarding the structural/stucco work needed. Lastly, Lori asked that these lists be provided to her in Excel format and combined to one list. As things are checked off the list the list will be updated to show new items and completed ones deleted.

Legal Update: Tabled until the closed-door meeting with the attorney.

New Business:

Survey for homeowner input concerning changes to our documents: Tabled

Review of a Preliminary 2020 Budget with Property Manager: Peggy had a few questions on the preliminary budget provided by Lori. The first was, she asked where the interest amount came from as she thought it should have been higher. Jennifer explained that this only included 2019 and not what was accumulated in 2018. Peggy then mentioned that she was sure that some of this interest was collected in January of 2019 and wondered where it was allocated to. Jennifer will look into this. A few line items were changed. First it was decided to increase the line item Shrubs & Mulch from \$3,500.00 to \$ 5,000.00. Building Repairs and Maintenance was then decreased to \$13,450 and \$50.00 was added to the Accounting fee line item. The Board then decided to raise the monthly dues 5% or \$15.00 per unit for an extra \$6, 660.00/year to be allocated to Reserves. With all the noted suggestion, that would make the monthly assessments \$328.00 per unit. Lori will re-work the changes and send it back to the Board.

Lori suggested that the Board pass a rule adding to the agenda that there be a time allotted for owner questions and comments. Lori was directed by the Board to add this to the next agenda.

Owner, Lou Murren, had a question regarding the letter sent to owners and whether or not the things noted were considered rules or suggestions. The Board let him know that some were suggestions to be courteous to your neighbor and others are rules. He then suggested that the Board add a vote for the members to change the parking on the curbs from 50 feet to 15feet which would allow about 3 extra spaces. The Board let him know they along with management are working on a survey to send out to owners for input on changing the Docs and they would verify if this is in the rules or in the Declarations.

Budget Adoption Meeting was scheduled for December 12, 2019 at 6 :00 p.m.

The Annual Meeting Date was scheduled for January 30th, 2020 at 6:00 p.m.

Next Meeting Date: A tentative Closed Door Meeting with Attorney Ruggieri – 11/14/19 – 6:00 p.m.

With no further Business to come before the Board, Peggy motioned to adjourn the meeting at 6:55 p.m.

Lynn 2nd.