

Winds of Paradise Owners Association
c/o: Prestige Property Management of Brevard, LLC
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Board of Directors Meeting
Budget Adoption Meeting Minutes
held
December 12, 2019

This Meeting was called to order at 6:05 p.m.

A quorum was established with 3 or 4 Directors present. Jennifer was excused.

Peggy motioned to waive the reading of the minutes from the meeting held on 10-21-29. Lynn 2nd. All were in favor and the minutes were accepted as submitted.

Member Comment on Agenda Items: None

Reports of Officers, Committees, Agents: None

Old Business:

Electrical Conduit Replacement: Carlos and Lori walked the property and found only a few units they felt should at least cover the exposed wiring at the FPL feeds to their meter boxes. Lori will reach out and ask if they can place a guard around them. Bids are still being obtained to have the walls behind 1241 thru 1247 repaired.

Task List Update: Craig has completed nearly all items on the task list. Peggy and Lori will update the list and forward to the Board for the beginning of the year.

Legal Update: The Board met with the attorney to discuss pursuing delinquent accounts. There are two accounts that are presently with the Association counsel who is pursuing collection of all amounts due in addition to the community's legal fees and costs. The Board has been advised by legal counsel that they cannot provide further detail regarding these cases at the present time. Homeowners are free to research the public records as both cases are actively pending in the Brevard County Circuit Court system.

Survey for Homeowners: There was general discussion about the possibility of a survey being sent to the members to see what items they felt they would like to see updated in the CCR's & the rules and restrictions of the Association. Some items briefly discussed were: hurricane

shutters, heating of the pool, parking issues, garage doors, etc. This item was tabled. Peggy suggested the new Board take on this matter in the New Year.

New Business:

Review of Member vote on Reserve Funding: 20 members voted in favor of partially funding the reserves, which required at least 19 votes to pass.

Review and adoption of 2020 Budget: The Board reviewed the proposed Budget and seeing no changes, Peggy motioned to adopt the budget in the amount of \$145,632.00 for the year, or \$328.00 per month per unit. Carlos 2nd. All were in favor and the motion passed. Lori will wait until the deadline for the information sheet to be received by potential candidates for the 2020 Board to be received, which she believes is around the 27 or so of December and then mail the approved budget with the membership with the 2nd mailing of the Annual Meeting.

Next Meeting Date: Annual Meeting – January 30, 2020 – 6:00 p.m.

With no further Business to come before the Board, Peggy motioned to adjourn the meeting at 6: 39 p.m.