

WINDS OF PARADISE
c/o: Prestige Property Management

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**Board of Directors
Meeting Minutes
held**

Monday, February 10, 2020

This meeting was called to order at 7:50 p.m.

A quorum was established with 5 of 5 Directors present.

Reading or Waiver of Reading of the Previous Meeting Minutes: Tabled

Approval of Window Replacement Guidelines: The Board met prior to this Board Meeting for a workshop to draft up guidelines for window replacement. As such, the following guideline is begin presented for adoption:

According to the CC&R's of the Association, the architectural control for the exterior portion of the community is given to the Board of Directors. As such, prior approval MUST be obtained before any modification to doors, windows or the portion of the property owned by a unit owner, which is not part of the common elements. The following are the guidelines for "windows and sliding glass door replacements".

All windows and sliding glass doors being replaced must be installed centered on in the jamb and not protrude from the building.

All windows and sliding glass doors frames must be bronze in color.

All windows must be replaced with the same shape, type & size of the existing window. The only exception to this rule is that any "kitchen garden window" that is being replaced may be replaced with a "slider or horizontal roller" type window only.

No "mirror tinting" is permitted to be applied to the windows or sliding glass doors. Factory tinting will be permitted. Owner must submit sample of window tint during the approval process.

All building codes must be met or exceeded during installation. The unit owner shall be responsible to repair any damage caused to the building resulting from the installation. Unit owner is also responsible for the care and maintenance of the windows and sliding glass doors and they shall be in good condition at all times.

Copy of all contractor licenses and certificate of insurance, naming the Association as the holder, shall be submitted with all ARC applications.

Lou Murren motioned to adopt the window guideline as submitted. Lynn Matsey 2nd. All were in favor and the guideline was adopted. Lori will be sure each unit owner receives a copy and that is it posted on the website.

ARC Approvals: Unit 2077 submitted an ARC for new windows. Since they are conforming to the guideline, Carlos Alvarez approved the application. Lori will notice the owner of same.

The Board shall meet next on March 12, 2020 at 6:00 p.m. for another workshop to formalize additional guidelines for door replacements, balcony railings, screen porches, patio & deck installations and hurricane shutters.

With no further Business to come before the Board, Peggy motioned to adjourn at 8:00 p.m.