

Winds of Paradise Owners Association
C/O Precision Property Management Solutions, Inc.
137 S. Courtney Parkway #592, Merritt Island, FL 32952

September 17, 2020
Board of Director Meeting Minutes

- 1) Meeting was called to order at 6:06 p.m. by Peggy Penridge.
- 2) A quorum was established with all five Board of Directors present by Zoom; Peggy Penridge, Lou Murren, Joshua Patapow, Carlos Alvarez and Lynn Matsey.
- 3) Lou made a motion to approve and to waive the reading of the previous meeting minutes, 2nd by Lynn, all were in favor, motion passed.
- 4) Reports of Officers, Agents of Committee's. No reports.
- 5) **Unfinished Business.** No Old Business to report.
- 6) **New Business-**
 - a) Adoption of Rules & Regulations-Lynn made a motion to adopt the Rules & Regulations that were streamlined by the Board of Directors, 2nd by Lou, all were in favor, motion passed.
A copy of the Revised Rules & Regulations will be put on the website.
 - b) The Compliance Committee was formed to include Justin Cercone, Taryn Riley and Debbie Kutner. Lou made a motion to approve and accept all three volunteers, 2nd by Lynn, all were in favor, motion passed. Management will contact homeowners for additional volunteers.
 - c) Special Assessment-The upcoming Special Assessment will cover:
Paving-\$31,540
Painting \$96,505
Soffits \$30,000
+Contingency (10%) \$12,804
Total in the amount of \$170,849.
This amount will be rounded up, in the amount \$4,625 per unit.

Anchor Painting offers an option to paint the exterior & interior of individual screen enclosures. They also can provide financing at no interest for the last 20% of the project cost with pay-off in a year to the HOA.

The Board of Directors has awarded ABC Paving the paving project.
 - d) Special Assessment mail out packet. Lou made a motion to approve the mail out packet for the Special Assessment, 2nd by Peggy, all were in favor, motion passed. The mail out packet will be mailed on September 21, 2020 to all Homeowners.
 - e) The Board of Directors has commissioned Kelly Paulson Color consultant to provide the Association with 2 to 3 color palettes, in the amount \$300 (\$50/hour additional work). Lou made a motion to accept her proposal, 2nd by Carlos, all were in favor, motion passed.
- 7) **Member Input-**
 - a) Ernest & Christina Matern asked why the Rules & Regulations were being streamlined. The Rules & Regulations were revised by the Board of Directors to comply with Fair Housing Act, Insurance and to eliminate redundancy with the Declarations and has been a work in process for a couple of years.

b) James Williams mentioned he did not want designated parking in front of his unit window. Homeowners have 3 designated parking spaces already and some owners are parking there who live here and have more than 3 cars.

c) Justin Cercone asked why the Rules & Regulations were not up for a vote by the members. It is the responsibility of the Board of Directors to revise and update them and do not require a vote of the members. Justin also discussed paving and would like to see pavers installed at the entrances instead of asphalt. The Board mentioned this could be an option for future discussion, but at this time the paving option is asphalt.

c) Maggie Dokic asked why the Board was hiring a Color Consultant. A Color Consultant will be a 3rd party participant and will be neutral in the choice of colors. This change of color will affect the exterior of all the buildings and be put to a membership vote.

d) Madison Mckay asked what the amount of the assessment will be for each unit owner. The cost will be \$4,625 per unit and will require a 67% vote of the membership to pass.

8) Next meeting date is TBD

9) **Adjournment**-With no further business to discuss, Peggy called to adjourn the meeting at 6:52 p.m., 2nd by Lynn, all were in favor, motion passed.

Submitted by,

Jacqueline Huelskamp

Precision Property Management Solutions