

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

October 22, 2020  
**Special Meeting Minutes**

- 1) Meeting was called to order at 6:05 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 and Lynn Matsey . Also present was Jacqueline Huelskamp from Precision Property Management Solutions.
- 3) Lou made a motion to approve and to waive the reading of the previous meeting minutes from September 17, 2020, 2<sup>nd</sup> by Lynn, all were in favor, motion passed.
- 4) **New Business-**  
Proxy count for Special Assessment-The Association received 30 votes which 22 were Yes votes, 73.3%, the Special Assessment passed. Quorum was 21 out of 35 eligible voters with 30 votes.

5) **Unfinished Business-**

- a) Loan count-Collection of the Special Assessment will be done in stages. Painting will be done first, by Anchor Painting. The total amount is 96,505 + 10% (buffer) is \$106,155 divided by 37 is \$2869.05. Rounded up will be \$2870 per unit. The Soffit bids came in at \$71,000, \$69,000 & \$66,956. Peggy got Florida Retrofit to lower the bid from \$66,956 to \$44,807 and may be able to get the bid down lower since there are newer soffits on the property. The final Paving bid from ABC Paving came in at \$31,540 which would be \$852 per unit.

The Soffit installation and Paving, along with the collection, will be begin after January 1, 2021.

Anchor Painting will begin painting after November 30, 2020, after the payments are received by the homeowners.

- b) Color selection- An email will be sent to all the homeowners with the color schemes. The color schemes will also be in the Clubhouse for owners to view.

\*Lou made a motion to gather the painting portion OR the full amount of the Special Assessment by November 30, 2020, 2<sup>nd</sup> by Lynn, all were in favor, motion passed.

Any other discussion about costs are tabled, until the monies are collected.

The Board of Directors would like to thank the homeowners for all the feedback, negative or positive. It helps when making these difficult decisions.

- c) Member Input-

Tim Catherman mentioned the parking issues with all the projects going on. During painting, the buildings will be painted one building at a time, which will help reduce any issues of where the homeowner should park their vehicle (s) while their building is being painted.

Tim also asked how it would work if the owners in each building complex were to choose the color schemes. The colors will be selected by all the homeowners, not by building and will be the same for the whole complex.

Mark Rioux asked about Waste Management picking up the trash bins during the Paving project. All the trash will be placed at the end of the street to make sure they are all picked up. The trash bins must be numbered so they are returned to the correct unit.

Justin Cercone asked if people could park in their garage during the Painting project, to help eliminate any paint getting on their vehicles. Even if you park your car in the garage, paint could get on your vehicle, especially if it's windy.

Matt Smith asked if the Board would consider placing a speed bump due to people speeding through the complex. This subject has been brought up several times and some people wanted it and some did not. Placing SLOW DOWN signs will definitely be considered.

**6) Next meeting will be the Budget meeting, the date is TBD**

- 7) **Adjournment**-With no further business to discuss, Lou made a motion to adjourn the meeting at 6:56 p.m., 2<sup>nd</sup> by Peggy, all were in favor, motion passed.

Submitted by,

*Jacqueline Huelskamp*

Precision Property Management Solutions