

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

December 17, 2020

Special Meeting Minutes

- 1) Meeting was called to order at 6:04 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, Lynn Matsey and Carlos Alvarez. Also present was Jacqueline Huelskamp from Precision Property Management Solutions.
- 3) *Peggy made a motion to approve to waive the reading of the previous meeting, 2nd by Lou, all were in favor, motion passed.
- 4) **New Business**-Proxy count to Partially fund the Reserves-The Association received 29 Yes votes. Vote to Partially fund the Reserves passed.
- 5) **Unfinished Business**-Tabled.
- 6) **Next meeting immediately following.**
- 7) **Adjournment**-With no further business to discuss, Peggy made a motion to adjourn the meeting at 6:07 p.m., 2nd by Lou, all were in favor, motion passed.

Budget Meeting Minutes

December 17, 2020

- 1) Meeting was called to order at 6:08 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, Lynn Matsey and Carlos Alvarez. Also present was Jacqueline Huelskamp from Precision Property Management Solutions.
- 3) *Peggy made a motion to approve and to waive the reading of the previous meeting minutes from October 22, 2020, 2nd by Lou, all were in favor, motion passed.
- 4) **Unfinished Business**-The association has received all but 4 of the Special Assessment payments and is in communication with 3 of those homeowners.

There is additional stucco work that still needs to be by the stucco vendor before Anchor painting begins. Plants need to be trimmed away from the building, at least a foot away. The frame around the back porches can be painted for an additional cost, for those that have one. The board is still working on a list of homeowners that are interested.

The Paint project will begin January. As soon as the Association becomes aware of the exact date, the homeowners will be notified.

New Business- a. The Association received 29 Yes votes to Partially fund the Reserves. Vote to Partially fund the Reserves passed.

b. The Board proposed the 2021 Budget to the homeowners. The Monthly maintenance dues will increase from \$328 to \$340. This increase was made to mainly fund the Reserves for 2021. Peggy discussed the line items on the budget. Line items were re-allotted to modify the 2021 budget.

There should be enough to re-surface the pool in 2021.

Ernie Matern asked what the process was if someone was delinquent in their dues.

When the current board came into place, the Association was about 7 accounts behind averaging a total of around \$200,000. Currently, the Association is 1 account behind, working very hard to bring those accounts up to date. 1 is in Foreclosure.

After 30 days, Management will send the homeowner a letter to collect those dues, a 2nd letter is sent after 60 days, when 90 days approaches Management will contact the Association Attorney to send a Final Notice with the Board's permission, to place a Lien on the Property to retain the past due amount. The Attorney will work with the homeowner and the Board to get these payments up to date.

*Lou made a motion to accept the proposed 2021 Budget, Peggy 2nd the motion, all were in favor, except Carlos, motion passed.

5) Next meeting date: Will be the Annual Meeting, January 28, 2021.

6) **Adjournment-**With no further business to discuss, Peggy made a motion to adjourn the meeting at 6:41 p.m., 2nd by Lou, all were in favor, motion passed.

Submitted by,

Jacqueline Huelskamp

Precision Property Management Solutions