

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

March 11, 2021

ARC & BOD Meeting Minutes

- 1) ARC Meeting was called to order at 6:05 p.m. by Carlos Alvarez.
- 2) A quorum was established with 2 of 3 ARC Committee Members present by Zoom; Lou Murren and Carlos Alvarez. Also present were Board Members Peggy Penridge and Joshua Patatow and Jacqueline Huelskamp from Precision Property Management Solutions.
- 3) **New Business**-ARC applications that were approved: Oliva for the railing, Lou made a motion to approve, Carlos 2nd the motion, all were in favor, motion passed. Bonavito for the deck, Lou made a motion to approve, Carlos 2nd the motion, all were in favor, motion passed.

Riley for the door & the deck were not approved, there will be more discussion on this at the BOD meeting, following.
- 4) **Unfinished Business**-No unfinished business was discussed.
- 5) **Adjournment**-With no further business to discuss, Lou made a motion to adjourn the meeting at 6:08 p.m., 2nd by Carlos, all were in favor, motion passed.

BOD Meeting Minutes

- 1) Meeting was called to order at 6:09 p.m. by Peggy Penridge.
- 2) A quorum was established with 4 or 5 Board Members present by Zoom: Peggy Penridge, Lou Murren, Carlos Alvarez and Joshua Patatpow. Also, Jacqueline Huelskamp from Precision Property Management Solutions was present.
- 3) The meeting was posted and emailed 48 hours in advance.
- 4) Lou made a motion to approve the previous meeting minutes from the January 28, 2021 Meeting, 2nd by Carlos, all were in favor, motion passed.
- 5) **New Business**-Anchor Painting has scheduled painting to begin between **March 22nd**, but no later than April 5th. Notices will be posted 3 days prior to painting, including where to park your car and order in which buildings will be painted.

Anyone interested in having their screened enclosures painted were sent information on costs.

The shutters on 1240 will be painted by the association to match the other shutters on the property.

Railing guidelines-The railing color & design needs to follow the approved guidelines. The material can be wood or vinyl (PVC) and must be approved by the ARC committee prior to replacing railings. Peggy made a motion to add vinyl to the railing guidelines, 2nd by Carlos, all were in favor, motion, passed.

Door guidelines-There will be no approved door style. All homeowners must still submit an ARC form before replacing **any exterior** door. **Door must fit standard door frame.** Peggy made a motion to update the door guidelines to exclude the specific style, as long as it meets hurricane guidelines. The color will still need **to be painted the approved color.** 2nd by Carlos, all were in favor, motion passed.

Peggy Penridge will contact the attorney about the Declarations and changes to rules and regulations.

Some owners have had issues with Paylease. Please contact Liz Mandeville 321-328-2211 at Sunrise bank if you are having issue with autopay.

New flowers will be added to the **area below the** Winds of Paradise sign.

- 6) With no further business to discuss Peggy made a motion to adjourn the meeting at 7:18 p.m., 2nd by Lou, all were in motion, motion passed.

Submitted by,

Jacqueline Huelskamp

Precision Property Management Solutions