

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

APRIL 29, 2021

**ARC & BOD Meeting Minutes**

- 1) ARC Meeting was called to order at 6:04 p.m. by Lou Murren.
- 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 submitted for approval: 2087 Seawind and 1247 Beachside Lou made a motion to approve 2087 Seaward, Carlos 2<sup>nd</sup> the motion, all were in favor, motion passed. 1247 Beachside was not approved. 1247 Beachside will revise and resubmit her ARC application.
- 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 6:13 p.m., 2<sup>nd</sup> by Carlos, all were in favor, motion passed.

**BOD Meeting Minutes**

- 1) Meeting was called to order at 6:14 p.m. by Peggy Penridge.
- 2) A quorum was established with 4 of 5 Board Members present by Zoom: Peggy Penridge, Lynn Matsey, Lou Murren and Carlos Alvarez. Also present was Jacqueline Huelskamp from Precision Property Management Solutions.
- 3) The meeting was posted and emailed 48 hours in advance.
- 4) \*Peggy made a motion to waive the reading and approve the previous meeting minutes from the March 11, 2021 Meeting, 2<sup>nd</sup> by Lou, all were in favor, motion passed.
- 5) Unfinished business- Peggy made a motion to have the amount of the special assessment of \$4625 per unit added to the February 22, 2021 meeting minutes. Lou 2<sup>nd</sup> the motion, all were in favor, motion passed.

The majority of the painting have been completed for the SW and SE buildings. The project started at \$96,505. An additional \$3,100 was added to add an additional color & hurricane shutters, \$16,050 for general stucco repairs, an additional \$8,850 for stucco repairs behind the NE building. Bringing the total in additional stucco repairs to \$24,900. Unit 2087 will require additional stucco repair, but the cost is not yet known.

The cost of these additional repairs will come out of the annual repair, painting, and contingency budget.

The paving project will most likely begin in June and should take 2 days.

The gutter on the SE building will be repaired on June 3, 2021 but, could be sooner if there is a cancellation.

The soffit repairs will be done by each building, starting in May and will take 4-6 days per building.

\*Carlos made a motion to have management send a reminder for the 2<sup>nd</sup> and final payment of \$1,755 for the special assessment, to be due by May 31, 2021, 2<sup>nd</sup> by Lou, all were in favor, motion passed.

- 6) New Business- Regarding delinquent accounts: A delinquent account letter will be sent to a homeowner if their account is not paid by the 15<sup>th</sup>, a 2<sup>nd</sup> letter sent by certified mail will be sent by the 3<sup>rd</sup> of the following month, giving 10 days from the date of the letter to respond. If the board and/or management company do not receive a response by day 45, the account will be sent to the attorney for collection. All HOA payments are due by the 1<sup>st</sup> of each month, interest accrues on the 30<sup>th</sup> of each month. \*Lou made a motion to adopt the delinquent procedure as described, 2<sup>nd</sup> by Lynn, all were in favor, motion passed.

The flowers to be planted at the entrance will be put on hold. Currently, there is no irrigation at the entrance, a bid should be obtained before moving forward.

Concerns with uniformity and consistency were discussed regarding the driveways, balconies, soffits and back porches.

-To ever change the driveways to pavers would consist of a majority vote of the homeowners.

-Back patios on South Beachside Lane were allowed to be extended in the past because some 2-story units have their ac units on the porch, limiting the amount of useable space and are also in not visible areas.

-Pavers could be considered for a back porch depending on size & material, by the board.

-The soffit proposal will be revised and all the roof soffits (on the single story units and two story units not previously included) will be added. This will be an additional \$5410 that will be covered by the association.

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

Submitted by,

*Jacqueline Huelskamp*

Precision Property Management Solutions