

Winds of Paradise Owners Association

c/o Precision Property Management Solutions, Inc.
137 S. Courtney Parkway #592, Merritt Island, FL 32952

Meeting Minutes November 9, 2021

- 1) Meeting was called to order at 6:03 p.m. by Peggy Penridge.
- 2) A quorum was established with 3 of 5 Board Members present by Zoom: Peggy Penridge, Lynn Matsey & Lou Murren. 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 August 10, 2021, 2nd by Lynn, all were in favor, motion passed.

*Lou made a motion to approve the arc committee's recommendations, 2nd by Peggy, all were in favor, motion passed.
- 5) Unfinished business-The soffit replacement is going as planned. The SW building will be done November 10th, the NW building will be done November 17th. The light fixtures have been ordered from Lowe's and are on their way.

ABC Paving will begin November 30th to mill & pave the roads. The board is looking into parking options and will inform the homeowners as soon as that becomes available. The paving will take 2-3 days, weather permitting.

The board has been unsatisfied with the performance of Top Notch lawn care and have received bids for new lawn care service. Bids include vendors from Myers & Global Greens. Tree trimming & irrigation should be included or an option. The board will ask Myers to create a contract fit for WOP needs.

*Lou made a motion to give Top Notch 60 + days to terminate the contract and to go with Myers as the new lawn care provider, 2nd by Peggy, all were in favor, motion passed.

New Business- The board of directors are working with Carol Manders of Precision Property Management Solutions on the 2022 budget. The board has reviewed the preliminary budget and capital expenditures.

The roads should be repaved or resealed every 3 years.

The fence needs to be replaced and the pool needs to be re-surfaced. Maintenance can stabilize the fence until it needs to be replaced.

A copy of the budget will be sent to all the homeowners. The 2022 budget will be approved and voted on at the budget meeting scheduled December 14, 2021.

- 6) With no further business to discuss Peggy made a motion to adjourn the meeting at 6:36 p.m., 2nd by Lou, all were in motion, motion passed.

Submitted by,

Jacqueline Huelskamp

Precision Property Management Solutions