

Winds of Paradise Owners Association

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

Special Meeting Minutes December 14, 2021

- 1) Meeting was called to order at 6:04 p.m. by Peggy Penridge.
- 2) A quorum was established with all 4 Board Members present by Zoom: Peggy Penridge, Lynn Matsey, Carlos Alvarez & 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 Lou, all were in favor, motion passed.
- 5) Unfinished business-Tabled
- 6) New Business-18 Proxies were submitted to partially fund the reserves for the 2022 Budget.
- 7) The next meeting is the 2022 Annual meeting on January 27, 2022 at 6:00 p.m.
- 8) With no further business to discuss Peggy made a motion to adjourn the meeting at 6:06 p.m., 2nd by Lou, all were in favor, motion passed.

2022 Board of Directors Budget Meeting Minutes

- 9) Meeting was called to order at 6:14 p.m. by Peggy Penridge.
- 10) A quorum was established with all 4 Board Members present by Zoom: Peggy Penridge, Lynn Matsey, Carlos Alvarez & Lou Murren. Also present was Jacqueline Huelskamp from Precision Property Management Solutions.
- 11) The meeting was posted and emailed 48 hours in advance.
- 12) *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 accept the ARC recommendations, Peggy 2nd the motion, all were in favor, motion passed.

- 13) Unfinished business-The painting was projected to cost \$96,505. At the end, the total was cost was \$119,390. There was \$12,000 in contingency. Overall it went 10,885 over. In addition to \$8,850 was spent on 1244. Almost \$30,000 was spent in stucco repairs.

The soffit project ended up costing \$59,787, the original cost was supposed to be \$54,086. Rotten wood was found under the soffits which raised the cost. 30K was collected from the special assessment and the balance will be paid from roof reserves.

Paving came in \$2,000 under the original cost.

The large plumbing project at the pool bathrooms came in at \$9,995, which included electrical and scoping. That was an unforeseen expense in 2021.

- 14) New Business-On February 1, 2022, the association will have a new lawn care provider. The cost is expecting to be lower than the current company.

No legal fees were paid in 2021. The legal fees were increased for 2022, due to an on-going legal case.

The next item in reserves to be done is pool re-surfacing and sealing the asphalt. The refrigerator in the clubhouse needs to be replaced.

The 2022 monthly dues will increase \$10 a month from \$340 to \$350.

*Lou made a motion to accept the 2022 proposed budget, increasing the monthly due from \$340 to \$350, @nd by Carlos, all were in favor, motion passed.

- 15) With no further business to discuss Lou made a motion to adjourn the meeting at 6:50 p.m., 2nd by Peggy, all were in favor, motion passed.

Submitted by,
Jacqueline Huelskamp