

# Winds of Paradise Owners Association

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

January 27, 2022

## 2022 Annual Meeting Minutes

- 1) Meeting was called to order at 6:03 p.m. by Peggy Penridge. The meeting was held via zoom.
- 2) A quorum was established with 14 proxies. 3 of the 4 board members were present, Peggy Penridge, Lynn Matsey and Lou Murren. Also present was Jacqueline Huelskamp from Precision Property Management Solutions.
- 3) The meeting was posted 30 days in advance and is filed with Precision Property Management Solutions.
- 4) \*Lou made a motion to waive the reading and approve the previous meeting minutes from November 9, 2021, 2<sup>nd</sup> by Peggy, all were in favor, motion passed.
- 5) Unfinished business- Lou reported on the projects that were completed in 2021. Paving, painting, soffits and gutters were completed with minor issues.

Peggy discussed future goals with updating the HOA documents, resurface the pool, power wash the driveways & walkways, striping, grading the retention areas and landscape improvements.

- 6) New Business-The 2022 Board of Directors include Peggy Penridge, Lou Murren, Taryn Riley, Maggie Dokic and Jonathan Pitt. All the candidates submitted their notice of intent forms to be on the board, therefore an election was not held.

The Association received 12 yes votes to waive the audit and 2 no votes. The audit for 2021 will be waived.

- 7) The next meeting date is yet to be determined.
- 8) With no further business to discuss Peggy made a motion to adjourn the meeting at 6:11 p.m., 2<sup>nd</sup> by Lou, all were in motion, motion passed.

## Organizational meeting

- 1) Peggy called the meeting to order at 6:12 p.m.

- 2) A quorum was established with Peggy Penridge, Lou Murren, Taryn Riley, Maggie Dokic and Jonathan Pitt.
- 3) Lou made a motion to nominate Peggy as President, 2<sup>nd</sup> by Jonathan, all were in, favor, motion passed.  
Peggy made a motion to nominate Lou as Vice President, 2<sup>nd</sup> by Jonathan, all were in favor, motion passed.  
Peggy made a motion to nominate Taryn as Secretary, 2<sup>nd</sup> by Lou, all were in favor, motion passed.  
Peggy made a motion to nominate Maggie as Treasurer, 2<sup>nd</sup> by Lou, all were in favor, motion passed.  
Jonathan Pitt will be Director at Large by default.

The 2022 Board of Directors are as follows:

President-Peggy Penridge

Vice President-Lou Murren

Secretary-Taryn Riley

Treasurer-Maggie Dokic

Director at Large-Jonathan Pitt

- 4) With no further business to discuss Peggy made a motion to adjourn the meeting at 6:30 p.m. 2<sup>nd</sup> by Lou, all were in favor, motion passed.

Submitted by,

Jacqueline Huelskamp

Precision Property Management Solutions