

Winds of Paradise Owners Association

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

BOD Meeting Minutes May 12, 2022

- 1) Meeting was called to order at 6:00 p.m. by Peggy Penridge.
- 2) A quorum was established with all 5 Board Members present by Zoom: Peggy Penridge, Lou Murren, Taryn Riley, Maggie Dokic, and Jonathan Pitt. Also present was Jacqueline Huelskamp from Precision Property Management Solutions.
- 3) The meeting was posted and emailed 48 hours in advanced to May 12, 2022.
- 4) Peggy made a motion to waive the reading and approve the previous meeting minutes from the January 22, 2022, Meeting, 2nd by Jonathan, all were in favor, motion passed.
- 5) New Business: 2076 submitted an arc for steppingstones, 2084 front window, 1246 replace chimney cap and chimney cover (shared with 1244). All were approved, except for capping the chimney cover. The association's insurance company has advised that the whole fireplace would need to be removed, capping is not an option. Brevard county fire marshal would also investigate this and will follow up with Peggy.

*Peggy made a motion to have to the cost of replacing the chimney cover an expense shared by both unit owners, 2nd by Lou, all were in favor, motion passed. Taryn Riley will further investigate companies and costs.

The association has an extensive rodent issue expanding into multiple units in the N. Beachside Lane Bldg. After reviewing other rates, the Board of Directors has concluded that the Association needs to step in and resolve the issue before it spreads.

*Lou made a motion to accept the bid from Honor Pest to exterminate the rodents on Beachside and seal the access points and to inspect all the other buildings, 2nd by Peggy, all were in favor, motion passed.

This will involve every unit in that building and Jonathan will take charge of notifying everyone to gain access into the units.

2 of the 5 board members live in the Beachside units, even if they were to recuse themselves in this vote, the other 3 have voted yes, so the motion would still pass.

Behind the Seawind buildings are brown spots where the grass is dying. A break in the irrigation by unit 2090 was determined to be the cause, tree roots tore into the irrigation lines. The new landscape company (Myers) immediately came out to fix the problem. A bid was submitted to replace the sod on the North side of unit 2089 and adding more red mulch for the common areas for \$1375.

*Lou made a motion to move forward with the proposal, 2nd by Maggie, all were in favor, motion passed.

Old Business: Due to other business the board decided to table adding additional landscaping at the entrance sign. *Lou made a motion to table the work at the entrance sign, 2nd by Maggie, all were in favor, motion passed.

The garage doors are rusty and constantly need to be touched up due to the salt air. Anchor painting can do the job, but due to their schedule it would be take months. The board has decided to table this item for the time being.

The ac unit in the clubhouse stopped working but is under warranty. The ac tech suggested setting the thermostat at 78 instead of 80. They will be coming back out soon.

The back door in the clubhouse fell off due to rust, and the hinges will need to be replaced.

Taryn Riley commented that the bird of paradise should be removed because rats tend to nest in these plants, especially with the on-going rodent issue. The board will send a notice to all homeowners on plants that should planted and/or removed.

The Board would like to remind homeowners to place their garbage in trash bags as this will help reduce attracting rats and other animals.

6) Next Meeting, TBD.

7) 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 favor, motion passed.

Submitted by,

Jacqueline Huelskamp,
Precision Property Management Solutions