

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

BOD Meeting Minutes
July 14, 2022

- 1) Meeting was called to order at 6:05 p.m. by Peggy Penridge.

- 2) A quorum was established with 4 of the 5 Board Members present by Zoom: Peggy Penridge, Lou Murren, Jonathan Pitt and Maggie Dokic. Taryn Riley was unavailable. Jacqueline Huelskamp from Precision Property Management Solutions was ill and unable to attend.

- 3) The meeting was posted and emailed 48 hours in advance of July 14, 2022.

- 4) Peggy made a motion to waive the reading and approve the previous meeting minutes from the May 12, 2022, Meeting, 2nd by Jonathan, all were in favor, motion passed.

- 5) **ARC Review** - (update on prior ARC submitted) 1246 previously submitted an ARC to replace chimney cap and chimney cover (shared with 1244). Quotes are still being obtained. Peggy is awaiting a call back from a contractor..

Rodent Control -

Jonathan updated on completed work at North Beachside Lane building. Exclusions all done. Trapping(all attics) finished. Honor will return August 1st to spray (deodorize all attics). Kitty Rioux asked if this would affect the insulation. Explained that it is a mist, not a saturation of the insulation.

Because outside rodent activity was reported by various units, Honor Pest Services was contracted to place exterior traps throughout the community. This was completed and they've returned every week for the last 2 weeks to check on traps and remove any rodents caught. Weekly checks will continue until activity falls off. TBD.

The South Beachside Lane building now has confirmed activity so it will be the next building to have the exclusion/trapping work done. Peggy made a motion that the pest mitigation on this building be next. Lou 2nd, all were in favor, motion passed.

Some attendees asked what the work includes. This is the same work that was voted on at May meeting. It includes plugging up all access points in the building (exclusions), and at the same time setting traps in all the attics to remove any rodents which now cannot get out of the building. Access to all units is required. Follow-up visits 3X/week into attics to check traps will

be necessary until no rodents have been caught for a span of 1 week. At that point the work is completed.

Peggy explained that the exclusions and attic traps have to be done at the same time as rats are now not able to get out of the building and will need to be removed. For that reason only 1 building at a time will be done. Buildings with confirmed activity will be done first.

Because access to all units is necessary Peggy is trying to get access to unit 2085 via the attorney, and that is proving challenging.

In view of the homeowner of 2083 having seen a live rat in her unit, Peggy suggested traps be placed by Honor Pest in her attic. All OK with this.

Roof Report - there were some reported roof leaks. All have all been addressed by Tech Systems. Inspection report showed firewalls down and also an open elevator shaft at top. Those units will be notified. All units with elevators must ensure their elevator shaft is capped. Annual notices will be sent again about elevators and shafts.

Units 1253 and 2090, John Inspector noticed heavily rusted chimney caps on these 2. Dangerous if they come loose. Jackie will send out notices to advise owners it is their responsibility to repair chimney caps.

Pool Issues -

Light is out *again*. Champion Electric is coordinating with Rob (Coastal Pool Maintenance) to figure out why light keeps going out. It was fixed by Champion in January.

Rob also informed BOD that the water is draining into the lot next door (unknown prior to this). Construction over in that lot. Now the drain is plugged up due to construction. Relocation options must be sought. As pool resurfacing is an upcoming project (later this year) this needs to be kept in mind as options are considered. Get more info from Rob.

Landscaping -

In general - irrigation looks like it's getting straightened out. Valve boxes straightened out. More work needs to be done to figure out the irrigation zones that were turned off. Landscaper gave a quote for this trouble shooting. As the rodent mitigation is more important, this work will not be done now.

There is a lengthy report from pest company as to vermin mitigation, which includes a lot of landscaping items. Lou & Peggy will review and get quotes on tree removals/trimming.

Bananas - Peggy will reach out to Kopecheck before action taken

The bird of paradise right near the building should be removed. But are others providing a buffer of sorts between our building and the new construction behind us? Kitty Albright mentioned it does provide a privacy screen of sorts. Lou mentioned just cutting back the one closest to the

building and leaving the rest. Kitty agreed. They also added to the quote the bananas behind Bruno / Williams.

Report stated that as long as fruit plants are here, rodents will be attracted. The 2 red flowering trees at the pool are vermin attracting. All stated they should be removed.

Jonathan in favor of strongly encouraging all to work together to eradicate the problem before forcing owners to not have fruit (including tomato plants). We are trying to eliminate as many attractants as possible. Lou mentioned that the board previously looked into tree trimming 2x/yr but in consideration of the various ongoing projects the board decided to do 1x/yr tree trimming due to cost.

The board is discussing policy and whether changes may be needed. Keep current plantings which are being maintained and monitored for rodents. If not maintained, remove after providing notice to the homeowners.

Jonathan suggested good practices going forward would be not planting fruits in ground (already in current Rules that permission must be given prior to planting).

Policy - current banana trees, as long as monitored by the homeowner and none are allowed to fall, can stay. No new ones will be allowed.

Christi Stowers mentioned in 2019 FL adopted a in reference to residential vegetable gardening (604.71 statute). The statute pertains to government bodies, not homeowner associations according to a quick check done during the meeting. This will be further investigated.

Christi asked why some trees (2 of hers) have been removed and others not. We are still going through the report and more trimming/removal *will* happen.

Peggy & Lou reminded that all that trimming of high palms should not be done by owners due to safety. HOA will handle.

James Williams asked if the rodent inspection report can be released to owners. BOD will look into this.

6) Next Meeting, TBD.

7) With no further business to discuss, Lou made a motion to adjourn the meeting at 7:35 p.m., 2nd by Jonathan, all were in favor, motion passed.