

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

BOD Meeting Minutes
Friday, July 29, 2022

Agenda

1. Call to order
2. Establishment of Quorum
3. Reading or Waiver of Reading of the Previous Meeting Minutes: (07/14/22)
4. Insurance renewal
5. Property Management contract
6. Member input or comments on the Agenda Items – comments limited to 3 minutes
7. Adjournment

1. Meeting was called to order at 6:00 p.m. by Peggy Penridge.

2. A quorum was established with 5 of the 5 Board Members present by Zoom: Peggy Penridge, Lou Murren, Jonathan Pitt, Maggie Dokic, and Taryn Riley. Jacqueline Huelskamp from Precision Property Management Solutions was unable to attend. The meeting was posted and emailed 48 hours in advance of July 29, 2022.

3. Peggy made a motion to waive the reading and approve the previous meeting minutes from the July 14, 2022, Meeting, 2nd by Lou, all were in favor, motion passed.

4. Insurance Renewal—

Peggy reviewed hi-level overview of the Insurance summary from 2021-22 and 2022-23 at both a 2% and 3% deductible for the Property/Dwelling. The same coverage has increased \$6669.90 for next year which was expected. The 2022 budget will cover this increase for the rest of this year calendar year as an increase was already built into the budget.

Peggy and Lou had a detailed discussion with Barry last year about waiving Terrorism addendum. No discussion about this. All in agreement about declining the Terrorism Coverage.

Lou made a motion to accept the 2% Property coverage with “Frontline” for our Property Insurance. 2nd by Peggy, all were in favor, motion passed.

5. Property Management Contract—

Peggy has communicated our dissatisfaction with Precision Property Management.

Peggy reached out to Lori, our old property manager, to see if she could refer us to a more professional company. Lori informed Peggy that she is taking on new customers. Peggy and Lou would like to consider changing Property Management companies. The cost will be \$750 per month for full service property management.

We also received another quote from Vesta with the same pricing as Prestige, but the quote included many additional costs for items we would be using regularly.

Peggy made a motion to switch back to Lori for Property Management services, effective September 1st. 2nd by Taryn, all were in favor, motion passed.

6. Member Input or comment on Agenda Items—

Update on Unit #1246 ARC for Chimney replacement of cover (shared with #1244) per Taryn Riley: all quotes have been sent to Mark & Kitty Rouix as of today, including SS material for cover. Flametech was more reasonable with pricing. We can plan to put this topic on the next Board meeting agenda.

Mr. Tim Catherman was inquiring about rodent update. Peggy explained this was a streamlined meeting and the rodent update will be on the agenda for the next meeting.

7. Next Meeting, TBD. With no further business to discuss, Peggy made a motion to adjourn the meeting at 6:20 p.m., 2nd by Lou, all were in favor, motion passed.