

WINDS OF PARADISE OWNERS ASSOCIATION

c/o: Prestige Property Management

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Board of Directors

Meeting Minutes

held

August 25, 2022

This Meeting was held by Zoom Video Platform conference at the following link:

<https://us02web.zoom.us/j/84710626727> and by phone at 1 309 205 3325 or 1 646 931 3860 US

This Meeting was called to order at 6:01 p.m.

A quorum was established with 5 of 5 Directors present all by Zoom. Lori Barrella of Prestige Property Mgmt was present as were 5 other members of the community.

Notice was posted at least 48 hours in advance of the meeting.

Peggy motioned to accept the meeting minutes from July 29, 2022, as submitted. Lou 2nd. All were in favor and the minutes were approved.

Bank Signature Authority: Peggy motioned to grant check signing authority to Lou Murren and Maggie Dokic. Taryn 2nd. All were in favor and the motion passed. Peggy asked that Lou and Maggie please sign the required forms for Sunrise Bank and to get them back to Lori so she can submit same.

New Property Manager: Peggy introduced Lori Barrella of Prestige Property Mgmt. Lori greeted the Board and members and informed them she was happy to be back managing the association and that she looked forward to working with everyone once again. Lori plans on inspecting the property mid-September and will let owners know when she will be "walking" around.

ARCs Review: Peggy noted that there were 3 applications for review:

1244/1246 Beachside Lane – request for chimney cap to shared chimney. The owners of this shared chimney have agreed to install a custom bronze aluminum chimney cap to replace the one removed for repairs. Peggy motioned to approve the application. Lou 2nd. All were in favor and the motion passed. Taryn abstained.

2071 Seawind Ct – request for repairs/replacement of fascia and balcony. This work has started and the licensed contractor was contacted to provide a scope of work (SOW) for the project, which was missing from the application. Peggy explained that since the area was just opened up, he was most likely going over the extent of the work with the owner. Peggy questioned the timeline of 30days to approve or disapprove of applications and Lori noted that the owner should be given a letter stating that without the "SOW", the application could not be reviewed thereby putting the "review" process off until that time.

2081 Seawind Ct – request to place pavers in the area adjacent to the driveway/walkway where is currently either landscaping or dirt or rock, etc. as a way to allow a more accessible area when parking as you would step into the landscaping bed when parked along that area. It was noted that there are only 4 of these types of bed locations on the property. There was general discussion regarding the type/color of paver; the need for care and maintenance and most importantly, the way they needed to be installed – in that, they could cause a trip hazard or direct water towards a unit etc. It was determined that the Board will work to come up with a guideline for this type of improvement, noting that the color should be voted on by the members as this “may” be something owners would like to have installed in other areas of their property, namely along the walkways to the front door, etc. Peggy suggested that the Board members take a moment to look at the pavers already installed at unit 2072 Seawind as they put down pavers (without obtaining an ARC it was noted) but the color was cohesive to the community. Lori also suggested to contact a local area paver company to see what types/colors have been used for long periods of time to ensure that future owners would have the same or very similar color and pattern as they do change from time to time. This application will be reviewed once a set of guidelines can be determined by the Board and a possible vote is taken by the membership.

Rodent project update: Peggy noted that during the exclusion project, drywood termites were found in the fascia at 1249 Beachside – she received a bid of \$379.00 from Honor Construction to treat the area. They would provide a one-year warranty on that area if they came back to that site. Mr. Matern (present at the meeting) wanted to know the extent and Peggy informed him it was a small area and that since it was on the fascia, which is an area of the building the Association is responsible for, the Association would be paying for the treatment. Lou motioned to approve the expenditure for the treatment. Maggie 2nd. All were in favor and the motion passed.

Peggy then reported that the reports to date of the project have been placed on the website for the members to view. She asked Lori to please send a reminder to the members and to encourage those who have not done so already to please sign up to access the website. Peggy noted that Lou’s building (SW Seawind) was almost done except for one unit (2072). Also, going forward, if representatives of unit 2085 Seawind could not get a key to the Association to allow the treatment/exclusion, per the association’s attorney, a locksmith will need to be called to gain access.

Maggie reported that her building (S Beachside Lane) was just complete as was N Beachside Lane and SE Seawind Bldg or a total of 3 buildings were complete. Taryn is to coordinate getting the NW Seawind Building done next leaving the NE Seawind Building to be completed to finish the project.

Landscaping update: Peggy reported that the additional trimming/removals could not get scheduled until September 14 as the vendor is quite busy at this time of year. Peggy has 2 quotes for palm tree trimming and Lori will be submitting another one hopefully by tomorrow. Peggy also mentioned that the hedges along the north end of the property adjoining the new building have been damaged and she was working with the owner of that property to determine 1. If they are WOP’s property or on his and 2. If they will be installing a fence along that portion of the property or would it just be installed around the pool area they are planning to install. She will continue to reach out to the owner of that property.

Member input or comments on the Agenda Items: Justin Cercone asked if Lori could send out a reminder about the website and how to access same. Peggy did ask Lori to send one out and to be sure she reached out to the 8 or so members who have not signed up to access the site and ask them to do so as the site contains a lot of information regarding the association. Justin also mentioned that he has been in contact with the company that installed the pavers leading to the pool and he would be happy to reach out to them for information relating to the pavers. He also stated that he supported a member vote on the color.

Next Meeting Date: To Be Determined

With no further business to come before the Board, Peggy motioned to adjourn the meeting at 6:42 p.m. Lou 2nd and the meeting was adjourned.