

WINDS OF PARADISE  
c/o: Prestige Property Management

Cape Canaveral, FL 32920

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**Board of Directors  
Budget Adoption Meeting Minutes  
held  
December 8, 2022**

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

<https://us02web.zoom.us/j/89628901670>

This Meeting was called to order at 6:08 p.m.

A quorum was established with 4 of 5 Directors present. Taryn was excused.

Peggy motioned to waive the reading of the minutes from the Board Meeting held 10-13-22. Lou 2<sup>nd</sup>. All were in favor and the minutes were accepted as submitted.

Reports of Officers, Committees, Agents:

Peggy reported that after 2 Hurricanes this year, the Association suffered little damage except for some debris from trees/ soffits blown out and a tree that was felled at the entrance of the property. Meyers Landscaping came out quickly, as did maintenance for minor repairs. Florida Retrofits were able to repair the soffit on the higher areas and they were able to place the soffit on the ceiling at unit 2085 after the damaged screen enclosure was removed after the first hurricane.

Old Business: Projects Updates

There was a repair made at the pools riser of some missing tiles. Peggy also noted that the pool re-surfacing project will take place in 2023 and she and Lori will be working on this in the early part of 2023.

The rodent project is complete and had a total cost of \$20,739.00. Justin Cercone of unit 2087 Seawind Court mentioned that Honor Construction said they would come back to spray however' they never contacted him again. Peggy will look into that and contact Honor to be sure they get with Justin.

Lori explained that beginning January 1, 2023, the account for ZEGO will change to Prestige Property Management's account and therefore, all the members will need to sign back up for this service. The lockbox for the payments will also be closed. Members who wish to "mail" in their payment should do so to Lori's PO Box – she will be noticing the members of this change next week. There was general discussion regarding the issues with ZEGO and the possibility of changing banks from Sunrise Bank who might offer a better solution for these services. Jonathan Pitt will work on this after the new year with Lori.

Lou thanked Peggy & maintenance personnel for putting up the holiday lights and commented that he enjoyed seeing owners decorate their units as well.

New Business:

Review of Member vote on Reserve Funding/Financial Reporting FY 2023: The member approved both measures at the Members meeting held prior to the Board Meeting.

Review and adoption of 2023 Budget: The Board reviewed the proposed budget for 2023 – There were comments regarding insurance costs for 2023 and since the policy did not renew until August, the Board estimated as best they could for the new premium. Without further discussion, Lou motioned to adopt the budget setting the monthly rate at \$360.00. Peggy 2<sup>nd</sup>. All were in favor and the motion passed unanimously. Lori will notice the members.

There was a question as to the status of the bank foreclosure at unit 2085 Seawind Court. It was noted that the Board has asked the attorney to file a motion to compel the bank to move forward with their foreclosure as it is causing a hardship to the association by their failure to pay the dues.

Lou also mentioned that he has a contractor coming out to fix an area on his unit up at the roof line for some damaged stucco – maintenance was not able to reach this, nor was the soffit company as scaffolding is required. Peggy will also look at the reports that Honor supplied from all the inspections to be sure all the stucco areas at the roof get done.

Lori also reminded the members that the Board will be meeting next year for “workshops” to work on rules and guidelines but also to work on updating the Covenants, Conditions and Restrictions as they contain quite a bit of developer inferences, and some are outdated or no longer valid per Florida Statute 720. Peggy has started working on this and will forward her notes to the Board for their input on this matter after the election in January.

Next Meeting Date: Annual Meeting -January 26, 2023 -6:00p.m.

With no further business to come before the Board, Peggy motioned to adjourn the meeting at 6:32 p.m.