

*Winds of Paradise Owners Association*  
*c/o: Prestige Property Management of Brevard, LLC*  
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**Meeting of the Membership Minutes**  
**held**  
**January 26, 2023**

This Meeting was called to order at 6:00 p.m.

A quorum was established with 12 members present either in person or by proxy.

Lou Murren motioned to waive the reading of the minutes held by the membership on 12-8-22. Maggie Dokic 2<sup>nd</sup>. All were in favor and the minutes were accepted as submitted.

Reports of Officers, Committees, Agents:

Peggy Penridge presented a detailed list of items completed in 2022 and outlined some items the 2023 Board will be addressing this year. A copy of her report is attached here.

Lori Barrella read the balance sheet, December P&L and the unadjusted 2022 year end budget v actual expenses. These reports have been uploaded to the website for the members to view.

Lori reported that she, Peggy and Lou met with Myers to discuss the landscaping lighting at the entrance and are waiting a bid to replace the lighting there now as it keeps getting broken and the lights are also breaking. We asked that a few additional lights be placed along the north and south hedges. The hedge diving the association and the property to the north is on the property line and a conversation with this owner was positive in that he agreed that we would maintain our side and he would maintain his side. There is a small section that will need to be staked back onto his property, which was damaged by his crews during construction. Contractors also broke a sprinkler line but capped it and we will be sure the sprinklers will be put bully back into service once construction has been completed. Another run of the sprinkler system was also cut at the northeast corner of the property, which will be looked at this coming week. The city also tied into the sewer system, using a small section of the Associations' property where they put 2 clean out's. The contractors capped those and will bury them subgrade once they come to back fill around this drain.

Old Business: None

New Business:

Announcement of 2023 Board of Directors: With only 5 members submitting their name to be placed on the ballot and only 5 seats open, no election was necessary. As such, the Board of Directors for 2023 are: Maggie Dokic, Lou Murren, Taryn Riley, Peggy Penridge & Jonathan Pitt.

Diane Bonavita commented that the property looked very nice when she got back into town. The walkways were clean, the painting looked great, etc.

Justin Cercone mentioned that small section of this driveway broke off and wondered if he needed an ARC to repair it. It was determined that because he was only going to replace the same piece that broke off, no approval was needed. Justin then asked if anything was to be done about the flooding in the rear of his unit during heavy rain. Recently maintenance did find and uncover the pop up drain in the swale area, which should have helped, but it could be that the ground cover is not allowing positive percolation. The Board will monitor this situation.

Lou Murren mentioned that ATT does not have fiber connections in the community but he recently saw a notice that they might be in the area soon, which would mean they would be digging up the property to lay those lines down. Typically, they notice each owner of this. We will keep an eye out for this project as well.

Justin asked if there was garage door company that might provide a discount for multiple door purchases. Peggy mentioned that she had a contact that she has shared with others and will forward that over to him to see what they might offer.

Next Meeting Date: A workshop is scheduled for 2-7-23 at 11:00 a.m. to review paver choices/garage doors and other items that would likewise require guidelines.

With no further business to come before the membership, Lou Murren motioned to adjourn the meeting at 6:24 p.m.

# Presidents Report- Winds of Paradise Annual Meeting Held January 26, 2023

## Attachment to Meeting Minutes

### 2022 Items accomplished:

Property management was changed back to Prestige

I have completed my initial portion of document changes, and Lou has it

Pressure washing of driveways was completed.

AC repairs were completed at clubhouse

Refrigerator was replaced at clubhouse

Pool resurfacing quotes were received: Lori has other options

Several larger Irrigation repairs were completed

Touch up of garage doors was completed

Annual termite inspection was coordinated

Rodent issues and exclusions were addressed

Roof repairs were completed based on roof report from Honor

Post hurricane Ian landscaping clean-up was done

Post hurricane Nicole clean-up was done

Post hurricane soffit repairs were done

Access to 2085 for inspections was acquired

2085 Enclosed porch that had bent in was removed, railing secured and painted to match all others

7 ARCS approved

2 New owners: 2084 the Kleinsorge Family and 2076 Tony Farinella

Of 37 units: 21 Owner Occupied, 7 2<sup>nd</sup> home, 4 family living there, 4 rentals & 1 vacant pre-foreclosure

**Goals** will be to address updating our documents, pool resurfacing scheduled, continued landscaping improvements, landscape lights upfront replaced, possibly re-striping and re-numbering spaces and grading to the retention areas, and discussing/collecting opinions of homeowners on other improvements---Lori, can we send out an email about that.

I am looking forward to working with the Board and Lori this year to continue to improve our community!