

# WINDS OF PARADISE OWNERS ASSOCIATION

c/o Prestige Property Mgmt.  
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## Board of Directors Meeting Minutes held August 10, 2023

This Meeting was held by Zoom Video Platform conference AND IN PERSON AT THE CLUBHOUSE.

Zoom link <https://us02web.zoom.us/j/83003810110>  
Phone in: 1 305 224 1968

This Meeting was called to order at 6:05 p.m.

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

Notice was posted and sent to the members at least 48 hours prior to the meeting.

Peggy motioned to waive the reading of the minutes and approve as submitted. Lou 2<sup>nd</sup>. All were in favor and the minutes were approved.

Reports of Officers/Agents: Lori Barrella read the balance sheet and informed the Board that they were trailing under budget for year to date.

ARC Applications to review/approve: None

Old Business: Tabled

New Business: Review 2023/2024 Insurance Renewal: Peggy informed the members that due to the requirement to obtain a new insurance valuation for the buildings, which increased the value from \$7,265,116 to \$10,045,649 the insurance renewal premium came in just over 50% higher than anticipated. There was discussion relating to the fact that the State of Florida is experiencing an insurance crisis at present. Many insurers are or have left the State and are no longer writing policies. With the increased value and costs to rebuild, insurance rates have skyrocketed throughout the state. The Board also discussed the fact that the Governing Documents for Winds of Paradise mandate that full replacement value to be placed on the property and therefore, they had no choice but to use the new valuation for the property.

Victor Dalrymple from the insurance firm of Assured Partners, the association insurance agency, joined the meeting and discussed some of the reasons for the unusually high premiums hitting the state, most of which is due to perils that have happened in the past few years, not only here in Florida, but around the country. They reviewed payment options (financing vs using Frontlines' 10 pay option), deductibles and the new valuation. Victor left the meeting. Peggy thanked him for his time attending.

The Board continued discussion. Due to the need for a large deposit to bind insurance (estimated at over \$35,000.00) the Board discussed borrowing from Reserves then levying a special assessment to repay it and to make the monthly payments, which were estimated to be \$10,986.00 more than \$5,000.00 higher per month than what was budgeted for. They discussed using a finance company, but the interest rate was over 8%, which would only add more money needed for the monthly payments. Either way, the budget was severely underfunded for the new insurance policy.

As such, Lou motioned to put it to a member vote to use \$30,000.00 from reserves for the insurance down payment. Peggy 2<sup>nd</sup>. All were in favor and the motion passed. Lou then motioned to put it to the membership to levy a special assessment to repay the reserves and to fund the additional costs of the monthly payments. Peggy 2<sup>nd</sup>. All were in favor and the motion passed unanimously. Due to the deposit due no later than 8-21-23, the Board will need to have the special meeting of the membership as soon as possible. The 29<sup>th</sup> of the month was chosen if notice could be completed and mailed in time.

Member input or comments on the Agenda Items:

Mr. Matern questioned why the massive increase in insurance, and he was told it was discussed previously, that companies were leaving the state, that values have increased and there was little change in Tallahassee to try and curb the costs in. Peggy suggested that each unit owner should contact their local representatives and the Governor to voice their concerns. She will be sure their contact information is included in the mail out for the members' meeting.

Next Meeting Date: 8-29-23 – 6:00 p.m.

With no further business to come before the Board, Peggy motioned to adjourn the meeting at 7:24. p.m.