

WINDS OF PARADISE OWNERS ASSOCIATION

c/o Prestige Property Mgmt.
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Board of Directors
Meeting Minutes
held
March 30, 2023

This meeting was held by ZOOM at the following link:
<https://us02web.zoom.us/j/84504957066>

This meeting was called to order at 6:04 p.m.

A quorum was established with 4 of 5 Directors present - Maggie arrived at 6:08 p.m.

Notice was posted in accordance with 720 Statute.

Peggy motioned to approve the meeting minutes held 1-26-23 and the workshop notes from 2-7-23. Lou 2nd. All were in favor and the minutes were accepted as submitted.

Reports of Officers/Agents:

Peggy reported on the numerous items that have been either completed or scheduled around the community namely: landscaping company to re-do the lighting at the entrance as well as adding a few plants to even out the front entrance, they will be fixing the hedge that was damaged during the construction of the property next door; the fence behind Lou's unit will be removed as it is falling down; the palm trimming is scheduled for May; there is an FPL pole light out which was called into FPL to repair; there was work completed on the pool lights – these lights were on the same circuit as the pole lights which was pulling too much amps, causing the pool light to repeatedly go out, so a new breaker was installed and the pole lights were removed and they were put on a sensor to come on at dusk and off at dawn. The matter with the foreclosure is still moving through the courts with the Associations' attorney now requesting the court to move for a judgement in favor of the Association. Property Manager has completed an inspection of the property for maintenance items unit owners need to be made aware of and have repaired. Lori will be working to get bids to repair the damaged concrete drives from the painting project. We are still searching for a company to strip and re-number the parking stalls and we will be obtaining pool re-surfacing bids.

Guideline Review and Possible Adoption: Garage Door Replacements; Hurricane shutters; front doors; landscape paver guidelines – The Board reviewed the DRAFT architectural guidelines for the community. Jonathan motioned to approve. Taryn 2nd. All were in favor and the guidelines were adopted as submitted. Owners will be sent copies of same. The Board then reviewed a guideline for paver installation. There was lengthy discussion regarding the areas that would be approved to place the pavers – this included the type of paver, which was to be Appian-Stone, by Belgard in the color of Napoli; that professional installation was highly suggested; that the installation must be of professional quality, flush with the driveway or adjoining

concrete; must be level and not be a trip hazard. After discussion, Lou motioned to approve the Paver Guideline. Peggy 2nd. All were in favor and the guideline was adopted. It was noted that there were no guidelines for installing fence panels to hide AC units – Peggy would like that on the next workshop agenda.

ARC Applications:

Unit 1249 Beachside Lane was previously approved for a new garage door.

Unit 1253 Beachside Lane was previously approved for a new chimney cap.

Unit 1237 requested permission to install a hurricane panel on the pentagon shaped window on the west side of the unit. Taryn motioned to approve the installation. Lou 2nd. All were in favor and the motion passed. It should be noted that this panel is a new type, fabricated specifically for the window using small railings that will be painted the color of the building.

Unit 2081 Seawind Court requested permission to install pavers along the front porch and adjacent to the garage removing an existing landscaping bed. It was noted that the paver may not extend past the end of the garage. Peggy motioned to approve the application based on the guidelines just adopted. Jonathan 2nd. All were in favor and the application was approved. Lori will notify the owners of the requirements for the installation.

Member Comments on Agenda Items: Mr. Catherman commented on the entrance and questioned if there were any guidelines for this. He was informed that the Association was only “replacing” the lighting that was continually breaking and/or having the wires cut as they were just laying on the ground and the landscapers hit them.

Old Business: None

Next Meeting Date: TBD

With no further business to come before the Board, Peggy motioned to adjourn the meeting at 6:59 p.m.