

WINDS OF PARADISE OWNERS ASSOCIATION

c/o Prestige Property Mgmt.
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Board of Directors Meeting Minutes held Wednesday, October 11, 2023

This Meeting was held by Zoom Video Platform conference and in person at the clubhouse.

Zoom Meeting Link: <https://us02web.zoom.us/j/81580477493>

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

A quorum was established with 5 of 5 Directors present. Peggy Penridge and Taryn Riley were present by ZOOM, Lou Murren, Jonathan Pitt and Maggie Dokic were in person at the clubhouse.

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

Peggy motioned to waive the reading of the minutes from the previous meeting and accept them as submitted. Lou 2nd. All were in favor and the minutes were approved.

Reports of Officers/Agents:

Peggy reported that she received a great bid for tree & hedge trimming that was not part of Myers scope of work from Oceanside Tree company. Myers bid was almost \$2,000.00 higher and it had two items on it that were supposed to be completed under their normal scope of work. There is a large honeybee hive at the front southeast entrance of the property. Bids are being obtained to remove the bees and so far, they are ranging between \$900.00 and \$200.00. Maggie reported that there was a strange humming sound, like water, coming from that area and it is thought that it is the bees. Peggy will walk around there again to see if that is the cause of the noise. There was a question if a permit was required to remove the bees and it was determined that no, as this will be the 2nd time bees have had to be removed and the trappers were licensed to remove and relocate them. Peggy also reported that there were continued issues with the pool light. Lori Barrella, the manager, is having someone work on it and hopefully they can determine what exactly was causing the issue as they have tried a few things and the light continued to short out.

ARC Applications: 2081 Balcony Railing: This application was submitted with the correct material guideline that was previously adopted by the Board. As such, Lou motioned to approve the application. Jonathan 2nd. All were in favor and the application was approved.

Old Business:

Rodent & Termite Inspection Reports: The rodent inspection found only a few areas of concern, mostly with owners being sure they didn't leave items outside and to be sure any and all chase lines (a/c, etc.) be fully closed up. They also suggested that owners frequently clean out the garbage cans. One unit owner did report activity in their attic and a trap was set. One rodent was caught, and it was believed that this might have gained access during recent construction on that unit as there were no visible openings on the unit. The roofs were inspected as well. Peggy then reported that Honor Construction submitted a proposal to give warranties on the property for rodent exclusions, but it was well over \$22,000.00. She asked that they please resubmit the proposal for just inspections each year. This current year's inspection was completed as part of their contract for 2022 without charge. Honor came back with a proposal of \$2,622.00 per year for inspections only. If any rodents were found, there would be an additional fee of a minimum of \$299.00 per unit to remove the rodent, in addition to the cost of the repair and exclusion of any new openings. Lou motioned to accept the proposal and to add \$600.00 to cover at least 2 removals. Jonathan 2nd. All were in favor and the motion passed.

The termite inspection was completed however the report has not been forwarded to management at the time of this meeting.

New Business:

Review of Preliminary 2024 Budget: The Board reviewed a draft that Lori provided. She used up to date expenditures for 2023 and increased the insurance to \$149350.00 based on the current years more than 50% increase and adding an additional 20% per the insurance agent, showing a monthly dues amount of approximately \$500.00 per month. All other items were kept at a bare minimum, making the operating side without insurance \$163.63 per month and the insurance expense for each unit \$336.37 per month for a total of \$500.00 per month. The board discussed adding an additional amount to insurance as it was unknown what the total for all policies would come in at. There was additional discussion regarding trying in the future to add more funds to the reserves. The pool is in need of resurfacing; however, the board was concerned that that should any substantial damage be caused to the property from a storm, they would have come up with deductibles, which are quite high as they are "per building" not per unit costs. Thus, the pool resurfacing will be delayed until there are more reserves. The discussion then went to obtaining an amendment to remove the verbiage relating to increasing the dues higher than 5% without a member vote only in the case of an insurance increase, since the board must insure the property. The attorney will work on the verbiage for this measure. After further discussion, Lou motioned to put it to the membership to fund the reserves at 16.55%. Jonathan 2nd. All were in favor and the motion passed.

Member input or comments on the Agenda Items: None

Next Meeting Date: TBD – Budget Adoption 11-30-23, 6:00 p.m.

With no further business to come before the Board, Peggy motioned to adjourn the meeting at 7:07 p.m.