

Winds of Paradise Owners Association
c/o: Prestige Property Management of Brevard, LLC
Post Office Box 507
Cape Canaveral, FL 32920
(321) 501-0654
prestigeofbrevard@att.net

January 17, 2024

TO: All Unit Owners
FROM: Board of Directors/Management
RE: Annual Meeting/2024 Board of Directors

Dear Unit Owner,


This shall serve as your 2nd notice of your Annual Meeting of the Membership to be held January 30, 2024, at 6:00 p.m. The notice and agenda are attached hereto. I am also attaching the DRAFT minutes from the previous Members Meeting, which should be approved at your annual meeting.

VERY IMPORTANT: Only 2 members submitted their name to be considered for the 2024 Board of Directors, **Lou Murren & Peggy Penridge**, as such there will be no election. HOWEVER, your Governing Documents require a 5-person Board – failure to fill these seats can result in a filing for receivership. Per Florida Statute 720.3053, this would entail a State appointed representative taking over the daily activities/decisions etc., of the Association. They will have all the authority to enter into contracts, seek legal advice and actions, hire and fire vendors, etc. Receivers typically keep the current management firm in place while also being paid for their services, travel time, legal fees to submit the receivership to the courts, etc.

As such, we are asking for volunteers to serve on the 2024 Board of Directors to avoid this very costly action from happening. Anyone who is desirous of serving should submit to me **AT YOUR EARLIEST** convenience your intent and a brief bio or explanation as to why the Board should appoint you to a vacant seat. This is very important, and we urge you to please consider serving on the Board to avoid receivership.

Please do not hesitate to contact me should you have any questions regarding this notice.

Best Regards,



Lori Barrella
Account Manager
For the Board

Enclosures

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Agenda and Notice
Meeting of the Membership
To be held
On
January 30, 2024

At 6:00 p.m. in the clubhouse and by Zoom Video Platform at the following link: <https://us02web.zoom.us/j/86449875463>

1. Call to order
2. Establish Quorum
3. Reading or Waiver of the Reading of Previous Meeting Minutes, if any
4. Reports of Officers, Committees, Agents, if any
5. Old Business: None
6. New Business:
 - a. Announcement of 2024 Board of Directors
7. Next Meeting Date: TBD
8. Adjournment

This meeting will be immediately followed by the Organizational Meeting of the Board of Directors. The agenda for this meeting follows:

1. Call to order
2. Establish Quorum/Appointment of Directors to fill Vacant Seats, if any
3. Reading or Waiver of the Reading of Previous Meeting Minutes, if any
4. Old Business: None
5. New Business: Appointment of Officers
6. Next Meeting Date
7. Adjournment

WINDS OF PARADISE

c/o: Prestige Property Management

PO Box 507
Cape Canaveral, FL 32920
321-501-0654
prestigeoforeverd@att.net

Special Meeting of the Membership

Meeting Minutes

Held On

December 6, 2023

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

Meeting Link: <https://us02web.zoom.us/j/85993721220>

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

A quorum was established with 28 members present either in person or by proxy.

Notice was posted/mailed and/or emailed at least 14 days prior to the meeting.

Peggy motioned to waive the reading of the minutes from the previous membership meeting held 8-30-23. Lou 2nd. All were in favor and the minutes were accepted as submitted.

Reports of Officers, Committees, Agents: None

Old Business: None

New Business:

Tally Member Vote on Declaration Amendment: With 25 members voting in favor of the amendment and 2 against, this measure passed with the 67% required votes by the membership.

Tally Member Vote on Reserve Funding: With 27 members voting in favor of partially funding the reserves for FY 2024 and zero against, this measure passed unanimously.

Next Meeting Date: TBD

With no further Business to come before the Members, Peggy motioned to adjourn the meeting at 6:07 p.m.