

*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](mailto:prestigeofbrevard@att.net)

**Meeting of the Membership**  
**Meeting Minutes**  
**held**  
**January 30, 2024**

**This meeting was held in person and by zoom video platform at the following link:**  
<https://us02web.zoom.us/j/86449875463>

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

A quorum was established with 15 of 36 members present either in person or by proxy.

Lou Murren motioned to approve the minutes from the previous members meeting held 12-6-23. Jonathan Pitt 2<sup>nd</sup>. All were in favor and the minutes were accepted as submitted.

**Reports of Officers, Committees, Agents:**

Peggy Penridge informed the members of the items that were completed or worked on in 2023 that included but should not be limited to: Continued Rodent Exclusions/Inspections; new pool light fixture installed; new lighting at entrance; very large bee hive removed behind 1253; no units sold during 2023; 4 ARC's were approved in 2023; roof repairs were made and it should be noted that the roofs are no longer under warranty and a new company was called in to make these repairs; the pool resurfacing project has been put on hold due to the increase of dues from insurance; unit 2085 is still in the foreclosure process by the bank and the Board hopes this issue will be resolved in 2024.

In 2024, the Board will be working on updating the governing documents, having more landscaping improvements and will hopefully have the roadways sealed near the end of the year – this would include striping the parking spaces and replacing the unit numbers at the curb. Hopefully if unit 2085 finalizes the foreclosure process this will give the association the needed funds to have the pool resurfaced. It was noted that the health department has put Winds of Paradise on notice that the pool needs to be resurfaced soon due to the etching occurring. Peggy also informed the owners that the website has been fixed and it is up and running. Lori will be working to be sure all items on the site are updated.

Lori Barrella, Account Manager, read the year-end balance sheet which showed an income of \$8,305.90 for the year. Lori reminded everyone that this was mostly due to the special assessment for the increase in insurance. Lori then reminded everyone that no election was necessary as only 2 members submitted their names. Lori has received word from 3 members that are interested in serving and they will be appointed at the organizational meeting immediately following the annual meeting. Lori then informed the members that she will be doing another inspection of the property soon.

Old Business: None

New Business:

- a. Announcement of 2024 Board of Directors: With only 2 members submitting their name to be considered for the 2024 Board of Directors. Peggy Penridge and Lou Murren will serve for the 2024 Board of Directors.

Member Comments: There was a question about the landscaping project and Peggy informed them that it consisted mostly of taking plants/bushes/trees off the buildings, trimming them down to proper heights/removal of a few trees that were planted years ago very close to the buildings.

There was a comment that there seemed to be a lot of dollar weeds and Peggy informed them this has already been sent to the landscaping company to address.

There was comment that the front entrance could use some flowers and Peggy said that the landscapers were working to re-place some annuals that did not survive, and they will be replacing them at no cost to the association.

A question about resurfacing the pool included what that included. It was relayed that the “resurfacing” would be to the interior of the pool itself. The Board will hopefully be shown tile samples so that they can change out the tiles however’ due to the size, they will have limited choices. It was then noted that the gate on the north side of the pool area was broken. Lori will put this on the maintenance man’s list as he was to be out on the property the next day.

Next Meeting Date: TBD

With no further business to come before the members, Lou motioned to adjourn the meeting at 6:25 p.m.