

WINDS OF PARADISE

c/o: Prestige Property Management

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Board of Directors
Meeting Minutes
held
November 20, 2024

This meeting was held in the clubhouse and by ZOOM at the following link:
<https://us02web.zoom.us/j/84283997905>

This meeting was called to order at 6:07 p.m.

A quorum was established with 4 of 5 Directors present. Jonathin Pitt was excused. Maggie and Taryn were present via Zoom and Peggy and Lou were in person in the clubhouse.

Peggy motioned to waive the reading of the minutes held 6-13-24 and accept as submitted. Lou 2nd. All were in favor and the minutes were approved.

Reports of Officers, Agents and Committees:

Peggy reported that the soffits repairs caused by Hurricane Milton have been completed. A lift was required for 2 units and the total cost for all the repairs came in at \$1,635.00. Several rodents have recently been caught in one unit however' their access point cannot, at this time, be located. Inspections will continue until we can find no additional rodents and hopefully find their point of entrance. Unit 2085 is set to go to foreclosure sale on 1-8-25, and a summary judgement was filed with the clerk and the Board is hopeful to finally have the unit sold so that monthly dues can be collected. Twice there was a leak at the pool from a filler line which was repaired. The lights around the pool were repaired due to a damaged electrical line that was buried underground. There have been some landscaping improvements with a small row of hedging to be replaced behind unit 1243, which should be completed in the next week.

New Business:

ARC's: Unit 2074 has submitted a request to have a 16' x 5' paver patio installed to the rear of the unit. The request is since grass does not grow in this area, and it is mostly dirt. The owner submitted a sample of the pavers. Peggy explained that only "front pavers" were to be the color "Napoli" and that rear pavers do not necessarily have to match, however; their submission was very close to the pre-approved front area colors. It was noted there may be irrigation lines in the area where they wish to install the paver pad and if so, the owner will need to be responsible for moving them. The patio must also be "professionally" installed and have the edge pavers set in concrete to prevent slipping. Peggy motioned to approve the application with the above requirements. Lou 2nd. All were in favor and the ARC was approved. Unit 2086 was previously approved for new sliding glass door and windows as they met the guidelines previously approved by the Board.

Unit 1237 submitted an ARC to replace 2 windows. Lou motioned to approve of the ARC. Taryn 2nd. All were in favor and the ARC was approved. It should be noted that Peggy abstained from voting on this ARC.

Review of 2025 DRAFT Budget: The Board reviewed a preliminary budget noting that there needed to be an increase in maintenance as the roofs were no longer under warranty. There are a few concrete repairs that still need to be made at a few driveways as they were starting to become a liability. It was noted that the damage to some of the parking spaces was caused by the roofing company when the new roofs were installed some 5 years ago. Lou explained that all the roofing contracts reviewed had a stipulation in them that waived their responsibility due to the pre-existing conditions of them (mostly settling cracks). There was discussion regarding rodent costs. Maggie understood it to be a maintenance issue only for a short period. It was explained that since we could not pin-point when or why they might inhabit a unit, it was prudent to continue the inspections, etc. Since they continue to be found in various units and only periodically, it was more cost effective to have the inspections completed with a contract for monthly or bi-monthly inspections vs. calling them on a must need basis. With no further discussion Lou motioned to prepare the DRAFT 2025, setting the monthly dues at \$515.00, with the members voting on reserve funding for the same. Maggie 2nd. All were in favor and the motion was approved.

2025 Project Review: Peggy asked if this item could be tabled for the time being. It was known that the pool was to be resurfaced, however with only just over \$100,000 in reserves, she was concerned that should a hurricane hit, there would be no funds to help towards the deductible. She was hopeful that the foreclosure sale would net the association a substantial, not just the 12 months the statute mandates, as there have been pleadings filed by the Associations’ attorney requesting to be paid for the entire amount outstanding. This is not a guarantee and Peggy believes all project planning should come after the sale and disbursement of the funds from the sale of the unit.

Determine Annual Meeting Date: Lori mentioned that she had the 28th and 29th of January open for an annual meeting. The Board present was fine with the 29th, however; Peggy would like to be sure Jonathan was ok with this date. Lori will contact him tomorrow and get back to the Board.

Lou wanted to discuss the new regulations now in place for Board Members concerning continuing education classes, etc. New Board Members must take a 4-hour class within 90 days of being appointed or elected to the Board. This certificate is good for 4 years with updates each year of one hour continuing education.

The Federal Government also enacted the Corporate Transparency Act, mandating all “officers and directors” of a corporation file the Corporation entity information and each Board Member must file their “Beneficial Owner Information” or BOI. This is mandated for the current board to have completed by January 1, 2025, or be subject to a \$500 fine per day. The County of Brevard was just given an extension until July 1, 2025, due to the 2 hurricanes that recently blew through.

Member input or comments on the Agenda Items: None

Next members meeting Date: December 5, 2024, 6:00 p.m.

Next Meeting Date: December 5, 2024 – 6:15 p.m. Budget Adoption Meeting

With no further business to come before the Board, Lou motioned to adjourn the meeting at 7:01 p.m.