

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

November 25, 2024

TO: All Unit Owners
FROM: Board of Directors/Management

This shall serve as your Notice of a Special Meeting of the Membership which will be immediately followed by the Budget Adoption Meeting. These meetings will be held on December 5, 2024, with the Special Member Meeting beginning promptly at 6:00 p.m. in the clubhouse and by Zoom. Both notices and agendas are attached hereto.

On the proxy is the referendum to partially fund reserves. A copy of the PROPOSED 2025 Budget is attached as well. Note that should the membership either not achieve a quorum or if a majority does not vote in favor of partially funding the reserves, the Board of Directors will be required to levy your monthly assessment fully funding the reserves, or \$675.00 per month. Partial funding would set your dues at \$515.00, therefore, the Board recommends a YES vote on this measure. We ask that you please return your proxy as soon as possible so that your vote may be counted.

You may email your proxy back to prestigeofbrevard@att.net (preferred), put your proxy in the clubhouse mailbox or mail to PO Box 507, Cape Canaveral (see above). Emailing or placing your proxy in the clubhouse mailbox are the preferred methods so that we may know in advance if we will be obtaining a quorum. **NOTE THAT IF YOUR UNIT IS OWNED BY MORE THAN ONE PERSON, ONLY THE DESIGNATED VOTER MAY SIGN THE PROXY**-if you do not know who the designated voter is for your unit, please contact Lori at the phone number above.

Please do not hesitate to contact me if you have ANY questions concerning this notice or its' contents.

Best Regards,

Lori Barrella
Account Manger
For the Board

Enclosures

WINDS OF PARADISE
c/o: Prestige Property Management
PO Box 507
Cape Canaveral, FL 32920
321-501-0654
prestigeoforeverd@att.net

Notice and Agenda
Special Meeting of the Membership
To be held
December 5, 2024
6:00 p.m.

This meeting will be held in the clubhouse and by ZOOM at the following link: <https://us02web.zoom.us/j/84355343806>

AGENDA

1. Call to order
2. Establishment of Quorum
3. Proof of Notice
4. Reading or Waiver of Reading of the Previous Members Meeting Minutes, if any
5. Old Business:
6. New Business:
 - a. Vote on Reserve funding for 2025 Budget
7. Next Members Meeting Date: January 29, 2025, 6:00 p.m.
8. Adjournment

Winds of Paradise Owners Association, Inc.
Proposed 2025 Budget
January through December 2024

Ordinary Income/Expense	Income & Expense - Jan - 11-11-24	2024 Budget	w100% 2025	
			Reserve Funding	Partial Funding
Income				
Interest Income	366.61			
Interest / Late Fee	67.75			
HOA Dues	203,500.00	222,004.00	299772	228659
Total Income	<u>203,934.36</u>	<u>222,004.00</u>	<u>299772</u>	<u>228659</u>
Gross Profit	203,934.36	222,004.00		
Expense				
Accounting Fees	445.00	250.00	500	500
Legal	37.00	2,000.00	1000	1000
Total Professional Fees	<u>482.00</u>	<u>2,250.00</u>	<u>1500</u>	<u>1500</u>
Uncategorized Expenses	14,105.33			
Insurance				
Building Insurance	107,307.12	149,350.00	142000	142000
Total Insurance	<u>107,307.12</u>	<u>149,350.00</u>		
Reserve Contributions				
Reserve	8,333.30	10,000.00	83113	12000
Total Reserve Contributions	<u>8,333.30</u>	<u>10,000.00</u>		
Grounds Maintenance				
Irrigation Repairs	631.00	2,305.00	2400	2400
Landscaping, Shrubs & Mulch	5,155.00	6,000.00	5200	5200
Lawn Contract	16,895.75	20,000.00	21700	21700
Total Grounds Maintenance	<u>22,681.75</u>	<u>28,305.00</u>	<u>29300</u>	<u>29300</u>
Pool, Clubhouse & Amenities				
Pool Repairs & Maint	645.80	600.00	1000	1000
Pool	4,290.00	4,320.00	4500	4500
Total Pool, Clubhouse & Amenities	<u>4,935.80</u>	<u>4,920.00</u>	<u>5500</u>	<u>5500</u>

Winds of Paradise Owners Association, Inc.
Proposed 2025 Budget
January through December 2024

	Income & Expense - Jan - 11-11-24	2024 Budget	w/100% Reserve Funding	2025 Partial Funding
Building Maintenance				
Pest Control - Rodent	4,346.50	2,993.00	4520	4520
Cleaning Service	1,397.00	1,524.00	1524	1524
Pest Control - Termite	2,298.00	2,642.00	2600	2600
Pest Control - Exterior	353.32	500.00	400	400
Repairs and Maintenance	4,299.25	5,000.00	14000	14000
Total Building Maintenance	12,694.07	12,659.00	23044	23044
Administrative				
Annual Corporate Filing	61.25	100.00	100	100
Janitorial and Office Supplies	168.53	300.00	200	200
Computer and Internet Expenses	141.05	120.00	150	150
Postage and Delivery	47.20	75.00	75	75
Licenses, Dues & Sub	265.00	225.00	330	330
Property Management Fees	7,125.00	9,000.00	9000	9000
Total Administrative	7,808.03	9,820.00	9855	9855
Bank Service Charges	209.90	0.00	0	0
Utilities				
Water & Sewer	1,007.99	700.00	1000	1000
Electric	4,040.04	4,000.00	4460	4460
Total Utilities	5,048.03	4,700.00	5460	5460
Total Expense	183,605.33	222,004.00	299772	228659
Net Ordinary Income	20,329.03			
Other Income/Expense				
Proposed 2025 per month		675.1622	514.9977	
Total Proposed Dues Per Unit Rounded		\$675.00		\$515.00

WINDS OF PARADISE OWNERS ASSOCIATION (37 units)
PROPOSED 2025 SCHEDULE OF RESERVES FOR CAPITAL EXPENDITURES

RESERVE ITEM	ESTIM.LIFE (YRS) WHEN NEW	REPLACEMENT COST	REMAINING LIFE (YRS)	Estimated Fund 31-Dec- 2024 BALANCE	Difference RESERVE REQUIRED	Annual Required	AMOUNT FOR 100% (MONTHLY)	Monthly %
Club House - Interior, Kitchen Bathrooms & Painting - Common & Residential	25	\$23,642.00	6	\$ 5,223.30	\$ 18,418.70	\$ 3,069.78	\$ 255.82	\$ 50.00
Pavement - Asphalt Overlay	8	\$106,037.00	4	\$ 21,675.80	\$ 84,361.20	\$ 21,090.30	\$ 1,757.53	\$ 280.00
Pavement - Sealcoat	15	\$31,363.00	13	\$ 2,790.89	\$ 28,572.11	\$ 2,197.85	\$ 183.15	\$ 250.00
Pool - Resurfacing	3	\$3,000.00	0	\$ 3,013.35	\$ -	\$ -	\$ -	\$ -
Pool - Fencing & G	25	\$40,000.00	0	\$ 35,568.00	\$ 4,432.00	\$ 4,432.00	\$ 369.33	\$ 370.00
Roots - Cement Tile	15	\$6,757.00	0	\$ 6,151.96	\$ 605.04	\$ 605.04	\$ 50.42	\$ 50.00
	30	\$1,227,270.00	23	\$ 37,739.48	\$ 1,189,530.52	\$ 51,718.72	\$ 4,309.89	\$ -
TOTAL				\$ 112,162.78	\$ 1,325,919.57	\$ 83,113.70	\$ 6,926.14	\$ 1,000.00

37 total units
 Total Year
 100% = per unit/month
 % per unit /month
\$187.19
\$27.03
 \$ 83,113.00 \$ 12,000.00

WINDS OF PARADISE OWNERS ASSOCIATION, INC.

LIMITED PROXY

Print Name of Each Owner: _____ Print Property Address: _____

I/we, the Owner(s) of the above property, hereby appoint the following individual:

CHECK ONE BOX ☐ The Vice President of the Association; OR
☐ Insert Name here: _____

to serve as my/our proxy at the Winds of Paradise Owners Association, Inc. Annual Members' Meeting to be held promptly at **6:00 p.m. on December 5, 2024**, at the clubhouse. IF AN INDIVIDUAL'S NAME IS NOT INSERTED ON THE LINE ABOVE, THE VICE PRESIDENT OF THE ASSOCIATION WILL VOTE THIS PROXY).

GENERAL POWERS

I hereby authorize and instruct my proxy to use his or her best judgment on all procedural matters which properly come before the meeting. This proxy may be used to establish a quorum.

LIMITED POWERS

I hereby instruct my proxyholder to vote in the following manner with respect to the following proposed Amendment to the Declaration of Covenants, Conditions and Restrictions Winds of Paradise Owners Association, Inc., recorded at Official Records Book 2457, Page 2363, Public Records of Brevard County, Florida.

The undersigned ratifies and confirms any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment, or continuation of it, and revokes all prior proxies previously executed. This proxy must be received by the Association no later than the date and time for the meeting.

1.) Are you in favor of the partial funding of the reserves, as shown on the attached reserve schedule/draft budget?

☐ YES

☐ NO

DESIGNATED VOTER MUST SIGN AND DATE PROXY HERE

DATED: _____

Designated Voter Signature

Print Name: _____

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above. Date: _____

(This proxy shall not be valid for a period longer than 90 days after the date of the first meeting for which it was given.)