

**WINDS OF PARADISE OWNERS ASSOCIATION**  
**c/o Prestige Property Mgmt.**  
**PO Box 507 – Cape Canaveral – Florida**  
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Board of Directors  
Meeting Minutes  
held  
June 13, 2024

This Meeting was held by Zoom Video Platform conference AND IN PERSON AT THE CLUBHOUSE. Zoom Meeting Link: <https://us02web.zoom.us/j/82112130069>

This Meeting was called to order at 6:02 p.m.

A quorum was established with 4 of 5 Director present. Jonathan was excused. Taryn was present via Zoom. Peggy, Lou and Maggie were in person.

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

Peggy motioned to waive the reading of the previous meeting minutes and approve as submitted. Lou 2<sup>nd</sup>. All were in favor and the minutes were approved.

**Reports of Officers/Agents:** Peggy reported that the palms have been trimmed; the sea grapes behind the clubhouse were thinned out; the new sod along the pool pathway is very nice and green, as are the few other areas that sod was replaced; she is waiting for the insurance renewal information which we should have in the next month; the association was currently running on or at budget; there are currently 2 rodent issues and both are being addressed by Honor Services; one of the areas is at 1253 where they are gaining access to the unit from under the deck that was installed. Honor submitted a bid to install chicken wire below grade and up to the edge of the deck for \$1199.00. We will have the handyman look at this to see if it is something he can do for less money. Lori will reach out to Honor to get details of their scope of work. The other unit was 2074 and they found rodents in their potted plants on the 2<sup>nd</sup> floor balcony. Peggy will suggest that they spray peppermint oil around the patio and balconies to help deter them from gaining access.

There is another issue behind 2074 in that there are some very large trees (a large Bird of Paradise and a Majestic Beauty – both trees are blocking out the sun so much that sod will not grow within an area of about 5 to 6 feet out from the first-floor patio. We are getting with the tree removal contractor to get their opinion on what can be done in that area to promote grass growth. Adding pavers along the back will require the moving of sprinkler lines and the unit owner would be responsible for that should that be an option.

**ARC Applications:** 3 applications have been previously approved:

**2087 Seawind** - for Balcony Railings to be replaced – it should be noted that this owner will also be replacing the decking which we ask that no rough sewn cuts be visible from the ground. There is also a beam repair on the 3<sup>rd</sup> floor balcony. It is more than likely that the stucco will have to be cut – this area should be brought to its original condition by the contractor - we will provide paint for them to repaint that area once complete.

**2082 Seawind** – This unit was approved for new awning type windows along the 3<sup>rd</sup> floor bank of windows that face east. This is a new style window that when installed, it will match existing windows however they will be able to be opened (awning type) to allow better ventilation in the unit. This owner was also approved for a new screen enclosure on the 2<sup>nd</sup> floor rear balcony and on the first floor which will include a small overhang to match the concrete patio floor.

**1253 Beachside** – this unit was approved for a new chimney cap which is to be stainless steel.

Lori Barrella gave the financial report. With the sea grape trimming removed from Myers contract, the association was saving \$150 per month – this change should help offset the trimming that was recently completed. As Peggy mentioned, for the year, WOP was running just under budget; however, it should be noted that the insurance renewal rate has not yet been submitted. There was action by the bank with the courts for unit 2085 and we hope to have that foreclosed unit finalized before the end of the year.

#### **Old Business:**

**Landscaping** – as discussed above

**Rodent Control Update:** As discussed above. It should be noted that owners should NOT have any gardening pots left out empty that might hold water that would attract rodents and again, owners should make sure their garbage containers are cleaned and sanitized and finally, they would be checking to be sure there are no openings around the unit that might allow rodents to enter their unit.

#### **New Business:**

Lou mentioned the new laws that were to come into effect July 1 of this year. One of them was a new requirement for Board Members to receive “online” training of 4 hours per year. There was grief discussion about when that would take effect (this year or next) and was it 4 hours or 8 hours. Lori confirmed that it was 4 hours for current Board members, and 8 hours for any “new” director. Lori is waiting to see what the Governor signs into law then will send out these new laws to the directors. The on-line classes are typically free for them to attend.

Peggy also mentioned that the pool should be resurfaced as we continue to get “notes” from the inspector about its condition. Lori is reaching out to the vendors she previously obtained bids from to get updates and to see if there are any samples of tiles that the Board might choose from.

#### **Member input or comments on the Agenda Items:**

Mary Hartwell was concerned about the rodent issue as she found some large droppings in her garage. She was asked to please take a photo of the droppings so that Honor can view them and determine if they are in fact from a rodent or from lizards. She should also be checking to see that her garage door has a full sealant along the bottom to keep anything out. Justin Cercone said he saw some rodents running along the fence of the pool. Peggy mentioned that it wasn't a good idea to “bait” them as this only attracts MORE rodents to the area. Justin then brought to the attention of the property manager the draining issue he has in the rear of this unit that is adjacent to the pool area. His porch floods with heavy rain. Lori will have Craig check the pop ups to the north to be sure they are open and not covered with grass. Justin said this is not the problem as the popup was attached to the downspout. Lori mentioned that it was likely a catch basin with a French drain attached might have to be the answer. She will look into this and see what might be done to mitigate this issue.

Next Workshop Date: July 23,2024 at 1:30 p.m.

Next Meeting Date: TBD

With no further business to come before the Board, Lou motioned to adjourn the meeting at 6:53 p.m.