

WINDSOR ISLAND RESORT, HOA

BOARD OF DIRECTOR MEETING MINUTES

Date: March 4, 2024 **Time:** 6:00PM

Place: Virtual meeting via Zoom

Meeting ID: 853 0142 6919 **Passcode:** 845995

CALL TO ORDER:

The meeting was called to order at 6:02pm by David Williamson, President of Board of Directors.

CERTIFY QUORUM: Called by Chairperson, Catrina Smith- Assistant Property Manager

BOARD MEMBERS PRESENT:

David Williamson – Board President

Derrick Diazoni– Vice President

Kay Dean – Board Secretary/ Treasurer

PRESENT VIA ZOOM CALL REPRESENTING CASTLE GROUP:

Brian Quillen- Regional Director

Orlando Franco – General Manager, LCAM

Albert Sanchez - General Manager, LCAM

Catrina Smith – Assistant Property Manager, LCAM

PROOF OF NOTICE OF MEETING:

The notice and agenda of the meeting was sent out via email March 1, 2024, with 48-hour notice.

READING AND DISPOSAL OF ANY UNAPPROVED MEETING MINUTES:

David approved February 29, 2024, Board of Directors Organizational Meeting Minutes. Derrick seconded approval. Motion approved.

OLD BUSINESS:

Kelvin Halverson, representative of Shile Insurance, spoke to the Townhome Insurance options, H-6 or HO-3 policy for Homeowners with upcoming expiration of May 7th, 2024. Patrick Burton, Legal representative for John Di Massi, advised the Board to provide a reasonable timeframe for homeowners to obtain proper coverage. David Williamson made a motion to renew. Derrick Diazoni seconded. Motion was approved.

NEW BUSINESS:

A) Approval for Pulte Yearly Event

- i. A minimum of \$35,000 was proposed for the event plus gratuity which is based off consumption. David Williamson made a motion to approve and Derrick Diazoni seconded.
- ii. Orlando Franco spoke to an upcoming event July 24th with backup date as July 31st. Business was tabled for approval.
- iii. Patrick Burton spoke to implementing a liability waiver in reference to 2.5 amendment in the Declaration.

B) Trash Issues

- i. Albert Sanchez addressed the current state of the trash collection for the community. Orlando Franco provided proposals for trash vendor. Patrick Buton stated that he would review options for termination from current vendor, Paggett Property Services and advise the board.
- ii. The Board entrusted that Orlando provide the invoices for Nando's Pro Services and Trash Taxi for 2023.

C) Violations

- i. Orlando Franco addressed the concern of guests and/or owners staying past 30-days.
- ii. Patrick Burton proposed closed meetings with appointed Fining Committee to address future violations.
- iii. Patrick Burton was entrusted by the Board to follow up with Polk County to review the potential of eliminating the 30-day max stay, and the impact fees associated.
- iv. General violations have been tabled from the originally proposed commencement date of March 1, 2024.

D) Parking

- i. David Williamson spoke to the available green space in the community for additional parking. Additionally, he inquired about Polk County's pavement restrictions to increase parking for individual single-family homes.
- ii. Patrick Burton was entrusted by the Board to follow up with Polk County on the potential options for pavement expansion. As well as using one side of the street for parking.
- iii. Orlando Franco addressed the limitations of street parking near 27 Gate and throughout the property. Matter tabled for a later meeting once restrictions are reviewed.

E) Committees

- i. Catrina Smith mentioned previously sent communication for committee recruitment on March 1, 2024. 3 owners interested in joining as of March 4, 2024.
- ii. Proposed Committees; ARC, violations, parking, trash committees. Committee Establishment tabled for later meeting once committee interest increases.

ADJOURNMENT: With no further business to address, Derrick Diazoni made a motion to adjourn the meeting at. Motion was seconded by David Williamson. The meeting was called at 7:47pm.

Approved

Windsor Island Resort, HOA