

**MINUTES OF THE WINDMILL POINT UNIT 4 HOMEOWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**WEDNESDAY JULY 11<sup>TH</sup> 2018 @ 6:00 P.M.**

The Board of Directors of the Windmill Point Unit 4 Homeowners Association held their Board Meeting on Thursday, July 11<sup>th</sup> 2018 at 811 Mabbette St., Kissimmee, FL 34741.

Present were Board members, David Torres, Vanessa Marrero and Valerie Alleyne. Also present Martyn Thorley, LCAM of Association Solutions.

A quorum with 3 of 3 Board members being present, the meeting was called to order at 6:04 p.m.

**Review and Approval of Minutes**

The Minutes of the Board Meeting held on January 25<sup>th</sup> 2018 were reviewed by the Board. Upon motion duly made by David Torres and seconded by Vanessa Marrero, the minutes were unanimously approved.

**Financial/Management Reports**

Martyn Thorley reviewed the May 2018 Financials with the Board. Upon motion duly made by Vanessa Marrero and seconded by David Torres, the May 2018 Financial Statements were unanimously approved.

**Old Business**

Martyn confirmed that the No Dumping signs along Augusta Way at the entrance had been installed and David confirmed that they seemed to be working, as the amount of trash dumped there had gone down significantly.

Martyn also said that he had sent emails to the management company for the other Windmill Point community, to request they take care of the area to the left of Augusta Way, just before the entrance. He had not received any response but they do appear to be taking care of it now. David said that he had also seen and spoken to the landscaper there and asked him to take care of this tract.

**New Business**

Vanessa said that a homeowner was parking a large commercial vehicle in the community and this was inconveniencing other homeowners who lived nearby. Martyn said that the owner had been sent violation letters and would be sent to the attorney if this continued.

David said that the County had removed some of the trees that came down during the hurricane, but those remaining seemed to be hampering the flow of water under the entrance on Augusta Way. David said he would speak to Family Tree landscapers to see if they could remove these for us if the County would not.

**Next Meeting**

The next meetings will be held on Wednesday, October 10<sup>th</sup> 2018. These will be, the Annual Meeting at 6:00 p.m. followed by the Budget Board meeting at 6:05 p.m. They will be held at 811 Mabbette St, Kissimmee, FL 34741.

**Adjournment**

Upon motion duly made by Valerie Alleyne and seconded by David Torres, the meeting was adjourned at 6:47 p.m.