

MINUTES OF THE WINDMILL POINT UNIT 4 HOMEOWNERS' ASSOCIATION INC
BOARD OF DIRECTORS BUDGET MEETING
WEDNESDAY, OCTOBER 10TH 2018 @ 6:05 P.M.

The Board of Directors of the Windmill Point Unit 4 Homeowners Association held their Budget Board Meeting on Wednesday, October 10th 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 and a homeowner.

A quorum with 3 Board members being present, the meeting was called to order at 6:08 p.m.

Review and Approval of Minutes

The Minutes of the Board Meeting held on July 11th 2018 were reviewed by the Board. Upon motion duly made by Vanessa Marrero and seconded by David Torres, the Minutes were unanimously approved.

Financial/Management Reports

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

Old Business

Vanessa Marrero said that the owner of the commercial vehicle who lives on Hatton Chase Lane was still parking the vehicle in the community. Martyn Thorley said that he would arrange to write to the owner again and asked if the Board members could take pictures of the vehicle.

New Business

Budget 2019: Martyn Thorley went through the proposed budget on a line by line basis. Martyn said that Management was recommending that the dues be increased by \$10 to \$165 per year. The Board of Directors discussed the Budget at great length and on a motion by Valerie Alleyne, seconded by David Torres and carried unanimously, the Board voted to increase the dues to \$165 per year.

Winter Fest: David Torres said that this year's community Winter Fest would take place at his home on November 17th. The Board members discussed the amount to be spent on the event and, upon a proposal by Vanessa Marrero, seconded by David Torres and carried unanimously, the Board decided to reduce the amount spent this year to \$2,400.

Next Meeting

The next meeting, which will be a Board Meeting, will be held on Thursday, January 31st 2019 at 6:00 p.m. at 811 Mabbette St, Kissimmee, FL 34741.

Adjournment

Upon motion duly made by David Torres and seconded by Vanessa Marrero, the meeting was adjourned at 7:50 p.m.