

MINUTES OF THE WINDMILL POINT UNIT 4 HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
THURSDAY, MAY 16th 2019 @ 5:00 P.M.

The Board of Directors of the Windmill Point Unit 4 Homeowners Association held their Board Meeting on Thursday May 16th 2019 at 811 Mabbette St., Kissimmee, FL 34741.

Present were Board members, David Torres, Valerie Alleyne and Vanessa Marrero. 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 5:07 p.m.

Review and Approval of Minutes

The Minutes of the Board Meeting held on January, 31st 2019 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 March 2019 Financials with the Board. Upon motion duly made by David Torres and seconded by Vanessa Marrero, the March 2019 Financial Statements were unanimously approved.

Old Business

The owner who had been allowing their dog to run around off its leash had ben sent two letters and had now stopped doing this.

New Business

David Torres said that a home on the corner of Hatton Chase Lane had a stagnant pool and bad grass. Martyn said that violation letters would be sent to the owner.

David also said that there was a Jet ski parked outside a home on Ridgeway Drive. Martyn said that a violation letter would be sent to the owner to have this moved.

Vanessa Marrero said that there was a pothole in the middle of the road on Ridgeway Drive. Martyn said that he would call the County to have this repaired.

David said that the first house on Atwater had installed a new fence but had left a gap between the HOA fence and the owner's fence that needed filling in and asked Martyn to arrange this.

Vanessa raised the subject of how difficult it still is to exit the community on to Pleasant Hill Rd and traffic lights were desperately needed. Martyn said that the pressure for this needs to come from homeowners to the Commissioners and he would send the Board members a petition form that they could use to obtain signatures.

David asked Martyn to arrange for the trees that are over the sidewalk on Ridgeway Drive by the turn circle to be trimmed. Martyn said he would arrange this.

Martyn showed the Board possible new color options for owners wishing to paint their homes. The Board members looked at the new color schemes and unanimously voted to include them all as approved painting scheme options for owners.

Next Meeting

The next meeting, which will be the Annual Meeting followed by a Board Meeting, will be held on Thursday, October 3rd 2019 at 5:00 p.m. 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 6:10 p.m.
