

# **VILLAS OF WINDMILL POINT II POA., INC.**

273 SW STERRETT CIRCLE, PORT ST. LUCIE, FLORIDA 34953-3325

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## **NOTICE OF ANNUAL MEETING OF OWNERS AND ELECTION OF THE BOARD OF DIRECTORS**

**NOTICE IS HEREBY GIVEN** that the Annual Meeting of Owners originally set for Saturday, December 22, 2018 and continued to January 31, 2019 will be held on Saturday, March 16, 2019 together with the Election of the Board of Directors of the Villas of Windmill Point II Property Owners Association, Inc. at 8:00 pm at the pool-patio area of our Corporate Office at 273 SW Sterrett Circle, Port St. Lucie, Florida 34953. This Notice is being mailed to the last known approved, registered owner on record with the Corporate Secretary and their last known address, along with the following items: a 3-1-19 OIP (Owner Inversion Program) Notice of Explanation and Update with a new partial title option; invoicing for 2017 and 2018 deferred fees (and prior balances on some units) with an option for OIP selection by owners who previously declined OIP; a Ballot, Ballot Envelope; a Limited PROXY, and a master Return Envelope. The entire package will also be posted to the website. The mailed Ballot and envelope must be returned to the POA no later than 11:59 pm, Friday, March 15th, 2019 by mail or in person, (or by fax or email with special advance arrangements), and must be accompanied by a PROXY to be counted, if it is not cast in person. A PROXY however, may be submitted without a Ballot, by any unit to help establish a super-quorum, aside from units owned by the POA itself if possible. A Proxy may be submitted right up to the meeting itself.

The meeting agenda will include continued discussion of the LTP (Long Term Plan) and the OIP (Owner Inversion Program), including LTP options regarding solar and green community issues; as well as one or more new OIP options for owners not ready to invert their ownership from a title to a lien and note, such as adding the POA on the title as a small percentage tenant in common and the possibility of a sale-lease-buyback of some free and clear units to raise needed cash spent on buying and remodeling the 53 units bought from the operating and reserve accounts. Such sale and buyback can be conducted with any existing owner, or existing investor or company, or by a new corporation comprised of a mix of the above. The hiring of a Property Management Company to replace the 23-yr consultant will be discussed as well as an outside accounting firm to help reconstruct Irma-damaged records, and possible real estate agent rental assistance with the funds raised. The agenda will also include waiving Reserve Account requirements; waiving a CPA audit until records reconstruction completion; authorizing compensation to third party vendor services who are simultaneously serving as volunteer directors or officers; financial and litigation updates; and maintenance fee increase to \$900 per quarter and discussion of the 2019 budget; appointments to committees, setting of next year's meeting(s) and any other old or new business at time allows.

### **NOTICE OF BOARD OF DIRECTORS MEETING**

**NOTICE IS HEREBY GIVEN** that immediately following the above meeting, the Board of Directors shall convene an organizational meeting to appoint Officers of the Corporation for the next year and any compensation for separate vendor services, ratify actions from the owners meeting and previous directors meetings and actions, and discuss collection and legal actions, and any other old or new business.

This notice mailed to all owners of record on 3/2/19 and posted to the POA website and around the complex shortly thereafter.

  
RICHARD MOTTLEY, Corporate Secretary