

VILLAS OF WINDMILL POINT II POA., INC.

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

WEBSITE: **VWP2.COM**

EMAIL: **POA@VWP2.COM**

PHONE: (888) - POA-VWP2
(TOLL-FREE) - (888-762-8972)

FAX: (888) - FXX-VWP2
(888-399-8972)

OFFICIAL NEWSLETTER

JUNE 1, 2011

Volume 10 Issue 2

VWP2 SEES "END OF AN ERA" AFTER RECENT LOSS

The Board of Directors is very saddened to report to those offsite who do not already know, that, our dear friend and long-time owner-resident Maggie Burns passed away unexpectedly at her villa in early April. Maggie was battling multiple health problems since our last Annual Meeting, and left us much too early at age 69 and will be sorely missed as a champion of cleaning up the community through her tireless volunteering, and as chairperson of our Judicial Committee since 2006. Also, since February, 2006 until she retired in 2010, she helped patrol the whole area of PSL-District 3 when volunteering with the Port St. Lucie Police Department's Community Patrol CP-15 division and made a difference in deterring crime and "problem area pass-thru's". She even volunteered to stop trespassing cars with our security/golf cart many nights at our entrances on weekends!

She lived long enough at least to see the POA win a very important legal battle on April 4th challenging the Association's right to enforce its Rule #250, and, by extension, #380 and #390. She championed the POA's plan of buying its own foreclosure units and investing in itself for the benefit of owners like herself, who hung in there through the good times, and bad, then very bad, waiting for an economic turnaround in the future for herself and the remaining owners who kept current on their maintenance fees and mortgage payments, despite many being "underwater". Then, there are also those who fought, and continue to fight, the big banks to this day, which banks', still, are unwilling to modify mortgages on \$100K+ balances for units assessed in the teens and \$20K's now! Maggie recommended instituting the pet fee, special charges to units incurring individual expenses, and raising other fees, to avoid quarterly maintenance fee increases whenever possible, and, it succeeded. She was the only owner trusted enough with a key to an offsite mailbox by the most violent of Board opponents for the most contentious Annual Election in the POA's history on December 27th, 2006, (that resulted in a landslide re-election of the Directors sought to be 'recalled' that year). She, can never be replaced, only her position-, substituted, and we will always be grateful for the extreme abuse she put up with by unruly owners, residents, tenants and violators whom she seasoningly, calmly, diplomatically, tried to reason with, and explain the need for fines and violations that she and the committee imposed, to uphold the integrity of the community and get it to be as quiet and peaceful as it has finally become. Not an easy task when sometimes imposing thousands of dollars.

Unfortunately, we, have the necessary task of finding another Judicial Committee person, which, now pays a \$50 sitting fee per meeting after Maggie reluctantly went along with the Board's authorization of such last year. She knew it would be a necessary incentive for eventual committee member replacements and new recruits. New candidates must be an owner, but do not have to live onsite, and, can not be related to any active Director or Corporation Officer. So, please let us know if you can help your Board continue its progress in enforcing our Rules and Regulations! Every owner who has benefitted from her work should feel some degree of obligation to give something back to their own community and help us out. Limited term requests will be honored, just please contact the POA office to let us know if and when you can serve, even if only by teleconference meetings.

This is also a reminder that the 3rd Quarter 2011 Maintenance Fees of \$450 are due to be received no later than July 1st, 2011 without incurring a service charge. The Board is also now facing the outside chance of a possible special assessment in the coming months to offset massive legal expenses hammering the POA the past year (and more), & possible increase to next year's quarterly assessment rate until economic conditions improve.