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OFFICIAL NEWSLETTER

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POA PONDERES PREPAYMENT DISCOUNT AND PARTNERS WITH PAYPAL!

We can call it “back by popular demand”, as the Board has received numerous requests for the return of the prepayment discount again, to offset this year’s increased quarterly fees. Surprisingly, many owners were actually planning on taking such discount this year and were disappointed that the POA could not swing it, due to the continuing unbelievable rate of delinquencies. After the 2008-09 initially-planned-purchase of “18 to 19” foreclosure units, there are some 23 MORE bank foreclosures now hitting the POA with a possible 10 more beyond those coming. This is very depressing and discouraging to the Board after their 20th unit purchase now, (*as opposed to VWP1, aka Rosewood, who only had to buy about 6 units so far*), These delinquencies continue an Accounts Receivable / Collections amount of over a quarter million dollars! However, since the delinquent owners can not take the discount, and the POA charges them late charges and interest, the Board is going to try to offset a small discount to the timely paying owners. The other major request from owners was for the board to provide more advance notice for their shifting of finances to prepay the year in advance, even if it meant a ‘staggered-time discount percentage’, such as is offered by the county tax collector each year. So, the board is trying to accommodate such, even in the face of being hammered by massive insurance rate hikes again, and spiraling legal costs and expenses. So, the good news is that the Board is approving a 5% discount to all owners who prepay 2013 in advance by 1-1-13, and up to a 10% discount if they prepay 1 ½ yrs/ 6 quarters by 7-1-12. The bad news is that the base Quarterly Maintenance Fees will remain at \$480 for at least another year until all ongoing litigation against the POA is over, which has not been as successful as we hoped. To the shock of the POA, in March, 2011, the Small Claims Court erroneously dismissed the POA’s 2006-recall-related claims against Brumbelow, filed in April, 2007, possibly because the Board itself had already acted against the 15 ‘recall’ owners in 2008-09 with the \$2K Special Assessment to those units. The 2011 appeal to the local Circuit Court was denied last week without any reason or opinion attached, forcing the POA’s Motion for a Rehearing and Written Opinion before deciding on whether to go to the District Court of Appeals. The other Zinter and BB+T cases may end up settling out of court based on our insurance company’s final decisions. Either way, when all litigation is finally over, and, the \$250,000+ delinquencies due to the POA are collected, the POA can redirect those much needed funds to the grounds, which have been on hold because of these unexpected legal and insurance expenses and can finally consider future years’ discounts and rate decreases in the maintenance fees. IF those funds were in our bank account right now, we would have no problems and many happy owners. Our overworked, volunteer Treasurer, and our President, serving as a limitedly-paid consultant, have helped us collect 100% of all maintenance fees due on every delinquent unit bought so far, and will continue to pursue collection of the remaining 25 to 30 delinquent units, one by one, in addition to the additional charges from special assessments and charges incurred by those units, rather than a general special assessment and burdening the other paying owners with those expenses as other Associations may do. Thanks to the onsite VP and Secretary, ALL available units are 100% rented for the first time in our history, with a waiting list of 2 or 3 applicants! All but the last two that were just seized, are repaired and furnished at incredible savings from their efforts, boosting the board to APPROVE the prepayment discount program immediately!

*****SEE PAGE TWO OF THIS NEWSLETTER (the reverse side of the mailed hard copy) FOR DISCOUNT DETAILS *****

Finally, also by popular demand....**THE POA NOW ACCEPTS PAYPAL ONLINE!** ALL FURTHER CREDIT CARD PAYMENTS MUST USE PAYPAL for processing. IF YOU ARE UNSURE YOUR PAYMENT WILL MAKE IT IN TIME TO THE POA BY MAIL, YOU CAN USE PAYPAL ONLINE TO PAY FROM YOUR CHECKING ACCOUNT OR CREDIT CARD! NO ACCOUNT NEEDED! *****SEE PAGE TWO OF THIS NEWSLETTER (the reverse side of the mailed hard copy) FOR PAYPAL DETAILS*****

PAYPAL: (And all future debit and credit card payments and EFTs)

NO Account needed! Even if you do not have a smart phone, computer, internet access, or know how to use PayPal, it seems every person knows a family member, relative or friend who can help them with this one item, so there should be no excuses from anyone to take advantage of this new payment option. But, IF you still need us to process it here for you, you can still send in your information by fax, mail or email on the return copy of your invoice, and we will do so.

To pay by yourself online, go to our website, section #11, "MAKE SECURE PAYMENTS ONLINE" to pay either the Full amount of \$480 for the 3RD Quarter ONLY, OR, TO PAY the SIX QUARTER PREPAY DISCOUNT AMOUNT OF \$2592.

A 1.5% convenience charge will apply to ALL Paypal transactions, including any separately mailed or submitted EFT, Debit Card, Credit Card transactions, (except investors), which small cost many will get offset by some Discover, Amex, Visa and M/C and Bank Debit card rewards discounts that the card issuers offer to their customers!

**** SPECIAL NOTE**:** ANY owner who wishes to invest with the POA can now do so BY PAYPAL ALSO, with the 1.5% Fee waived! The POA has 23 more unexpected units to purchase from foreclosure and re-extends the investing offer to its owners and their friends, families and acquaintances first! If you are NOT earning 10% to 16% on your money in the bank, stocks, IRA, etc., Call or email us for details on this great opportunity to make a nice return on your money. This is a great chance for original owners and 'bubble-period buyers' to make some money back NOW during the lower sales prices!

If you want to loan/invest \$5k, \$10K up to \$30K with the POA for an interest rate return between 10% and 16%, for a year, two, five, ten years or more, now, you can even borrow funds on your credit cards that may offer "promotional" rates of 0%, 2.9%, 5.9% interest, etc., AND MAKE MONEY FROM YOUR OWN BORROWED MONEY if you did not have available funds to invest! Wouldn't it be neat to borrow \$10,000 at 5.9% interest and loan/invest it in the POA for a year at 16% and make a thousand bucks for yourself? And now, even prepaying a bill that you HAVE TO PAY anyway, in advance can make you money as Ben Franklin would say in "A penny saved, is a penny earned" with the prepayment discount program below:

PREPAYMENT DISCOUNT: (3 Options: 7/1/12 to 12/31/13 –or- 10/1/12 to 12/31/13 –or- 1/1/13 to 12/31/13).

Any owner who is completely current with their POA account may take ONE of the following prepayment discounts:

1. THE 6-QUARTER/YEAR-AND-A-HALF PREPAYMENT DISCOUNT of **TEN PERCENT (10%)**: (7/1/12 to 12/31/13)

DUE BY: 7-1-12: 3Q12 thru 4Q13 = 6 quarters x \$480 = \$2880. A 10% discount of \$288 will be given for full payment in advance if received NO LATER than 7-1-12. Payment of \$2592 made by 7-1-12 will prepay fees thru the end of next year, making the net quarterly fees only **\$432 per Quarter!** (cheaper than ANY similarly situated Association!) If you can not make this six quarter prepayment, there will be two other prepayment discounts available:

2. THE 5-QUARTER PREPAYMENT DISCOUNT of **SEVEN AND A HALF PERCENT (7.5%)**: (10/1/12 to 12/31/13).

DUE BY: 10-1-12: 4Q12 thru 4Q13 = 5 quarters x \$480 = \$2400. A 7.5% discount of \$180 will be given for full payment in advance if received NO LATER than 10-1-12. Payment of \$2220 made by 10-1-12 will prepay fees thru the end of next year, making the net quarterly fees only **\$444 per Quarter!** If you can not make this five quarter prepayment, there will be one other prepayment discount available to bring your quarterly fees down to last year's level!

3. THE ONE YEAR PREPAYMENT DISCOUNT OF **FIVE PERCENT (5%)** (1/1/13 to 12/31/13)

DUE BY: 1-1-13: 1Q13 thru 4Q13 = 4 quarters x \$480 = \$1920. A 5% discount of \$96 will be given for full payment in advance if received NO LATER than 1-1-13. Payment of \$1824 made by 1-1-13 will prepay fees thru the end of next year, making the net quarterly fees only **\$456 per quarter**, close to **LAST** year's lower rate! This final discount option really only requires an owner to prepay 3 extra quarters (that they will only have to pay ANYWAY as each quarter comes due), saving checks, envelopes, postage, mailing costs, etc. and should not be a burden to budget the funds with this much advance notice!