

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

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

WEBSITE: [VWP2.COM](http://VWP2.COM)

EMAIL: [POA@VWP2.COM](mailto:POA@VWP2.COM)

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

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

**NOTICE TO ALL VWP2 RESIDENTS**

In July, 1998, the POA President, Tom Lesko volunteered and donated approximately \$40,000 of time, resources and services to change the old streetlight system of the POA. to the current one. He then negotiated a 20 year agreement with FPL for the provision of a \$70,000 streetlight installation project at NO Charge to the POA in exchange for the POA agreeing to pay for the electricity used by such streetlights for 20 yrs, which agreement will be expiring this July, 2018.

As all owners know, the LTP (Long Term Plan) of the POA since 2009 to purchase all villas over the years and convert to a For Profit rental and green community, continues to progress with 53 units purchased and approximately 20 others in various stages of negotiations of owner inversion and investing, which has given the Board sufficient impetus to begin some changes.

With the FEMA Disaster Declaration from Hurricane Irma, the POA qualifies to apply for a one million dollar, 1% interest loan for community repairs, improvements and enhancements. The President, who is also our Business Consultant, has also been working on possible grants for some of the needed improvements to augment any loans and expense due to their "Green" applicability.

One of those needed improvements and enhancements has been the POA roads and parking areas, where the asphalt is original from 1982, and is cracked and needing replacement since its last sealer application of 1998. Over the past four years, the President has been investigating the cost effectiveness of replacing the deteriorated asphalt with solar powered/solar energy-generating asphalt tiles, and powering our street lights with solar energy, as well as the office, pool, bathroom and patio area, and now believes it is possible to power 25% to 100% of each unit's electricity needs at the end of the project. The POA is considering the possibility that if it generates major savings to the residents, then some of the non-grant cost of the completed project may be added to the lease payment agreements of each unit, in an amount that would actually be lower than the current monthly electric bill of each unit and therefore reduce each resident's utility expenses. (Water, rain water, rain barrel, water tower, water recycling/reclamation is next year).

As the POA holds future meetings, and reviews bids and quotes and funding for the project, it is planning on replacing the asphalt nonetheless, with some company, with some solar product, beginning **AUGUST 1, 2018** to try to complete before the peak of Hurricane season in mid September, so that if successful, if VWP2 is "off the grid", we will not be at the mercy of power outages any more! If, the SBA fails to fund, or, if grants are not timely provided, the POA has sufficient real estate equity to borrow against to fund the project. The POA will try to limit the amount of disruption to each resident, but, there **WILL BE NOTICES POSTED REQUIRING COMPLIANCE OF EACH RESIDENT** to avoid using certain sections of roads at a time, and to use assigned parking spaces other than their own, temporarily, by POA ordered authority when the replacement is underway. Further, **ONLY VEHICLES WITH VALID PARKING PERMITS WILL BE ALLOWED IN THE COMMUNITY AND THERE WILL BE STRICT ENFORCEMENT OF PARKING AND DRIVING RESTRICTIONS, WHICH, IF VIOLATED WILL RESULT IN \$100 FINES AND VIOLATIONS PER INSTANCE** and possible other legal action. Every resident's 100% cooperation will be required to make this bold project succeed that has been in the works for so many years now, and it is time to finally bring to reality. **Please observe and COMPLY with all future notices!**

**BOARD OF DIRECTORS AND OFFICERS**

**June 11, 2018**

Villas of Windmill Point II  
Property Owners Association, Inc  
vwp2poa@yahoo.com

Posted on and around the community on or before noon, June 12, 2018 by:

  
\_\_\_\_\_  
POA Corp. Secretary

  
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McDonald Storey, POA Vice President