

VILLAS OF WINDMILL POINT II POA., INC.

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

WEBSITE: **WVP2.COM**

EMAIL: **POA@WVP2.COM**

PHONE: **(888)-POA-WVP2**
(TOLL-FREE) - (888) - 762-8972

FAX: **(888)-FXX-WVP2**
(888) - 399-8972

OFFICIAL NEWSLETTER

SEPTEMBER 1, 2012

Volume 11 Issue 3

POA FARES OK AFTER ISAAC POUNDS PSL

It was certainly one for the record books again! We had massive flooding that rivaled 2008's Tropical Storm Fay, but Isaac brought it in a much shorter time period. And, as with Fay's floodwaters, the Darwin Boulevard drainage improvements did their job, as opposed to the rest of Port St. Lucie. What a contrast to the villa street flooding during the hurricanes of 2004 and 2005 whose rainfall amounts were less than those of Isaac over a similar span of time. The POA had no trees down and very little fallen branches or debris thanks to the onsite VP's tree trimming preparations in July, which removed massive amounts of dead boots, branches and fronds at a fraction of the normal cost with local laborers. We have no reports of roof leaks or interior damages from the storm, aside from repeated water intrusions into the office at the slab area that had previously ruined a lot of bankers boxes and files, which, now we store files away from the front wall, thank goodness. Being positive thinkers, the Board believes that Isaac was 'our one and only assigned storm' this year, and may be for a few years to come. Despite dire predictions of an overly active and higher than average storm season from here on (*with peak season being Sept. 10th*), we believe storms will not bother our part of Florida again for some time. This, of course, does not help the skyrocketing insurance premiums assaulting all of us. Because the POA is a "Not For Profit" Corporation, and has uniquely entered the landlord business of owning and renting its own units, there are fewer Florida insurance carriers offering to insure such an entity in such a capacity unlike a private landlord (*costing us near \$3K/yr on the last one!*).

Taxes have remained steady, but borrowing costs are still higher than we prefer due to the amount of foreclosures remaining and the continued high delinquency rate in the POA. Back in the June 2008 Newsletter, we were bracing for 8 to 18 foreclosures and a total of 25 delinquencies not to exceed \$50,000.00 past due and owing to us from delinquent owners, and we set the plan to buy them all due to their auction prices in a down market and good return for the owners who remain through the whole cycle to recovery someday. As of now, we own 20 units, are closing on 4 others, and there remains 22 more foreclosures at various stages and an Accounts Receivable over a quarter million dollars still (*down from over \$400,000.00 at its peak though, when we had 46 units not paying at one time*).

So, to still be alive and functioning at all after this incredible, unpredictable disaster, the Board feels they fared "OK" and are happy they stuck with the owners' wishes of taking more control over the community than previous foreclosure cycles that still resulted in high crime and poor quality of life on each recovery attempt. The Board believes the recovery will be much better this time, and the eventual makeover of the whole community will be a testament toward "riding out the storm" after the financial crises passes. Things are still bad right now, but we have not been served one single new foreclosure action now in around a year! That is very, very good news! The 22 still coming have been in the cogs for 2, 3 and 4 years, and were already delinquent a few years before going into foreclosure, causing the unspeakably high accounts receivable that we still have right now. If such funds were in the bank right now, we would not need loans to buy and repair units, and would have sufficient funds for needed community improvements and enhancements, which are being delayed another year until we finally recoup all monies owed to the POA. The Board is very grateful for the owners' patience and support during these trying times. They will continue to stick with it for another year if no other owners want to step into the mess just yet, but are asking anyone interested in being a Board member for the next term to please email us right away of such desire before October 1st. As our own Election time nears, IF the POA receives no interest from anyone wanting to be a Director, then the Board may dispense with the time, money and resources of an "Election" and ballot, and will just send Proxies for return and hold a shorter, but more interesting, interactive Annual Meeting instead. So, let us know!