

**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**

NOTICE is hereby given that the Annual Meeting of Owners will be held on Wednesday, December 17, 2014 at 8 pm. at the pool-patio area of the POA office at 273 SW Sterrett Circle, Port St. Lucie, FL. 34953. This notice is also being mailed to all owners of record with a Limited Proxy and Return Envelope to be returned by any owner who can not physically attend the meeting to establish a legal quorum, and vote on important issues discussed at the meeting.

There will be NO BALLOT AND NO ELECTION THIS YEAR due to the lack of interested candidates to run for the Board for an Election runoff this year, and having no nominations from the Nominating Committee or from the floor at the 11/14/14 meeting. Therefore, the five existing board member incumbents will be reelected for another term and discuss reduction in its size for future terms due to decreased onsite ownership and occupancy and availability of future candidates.

The Agenda of the meeting will include setting the next annual meeting date, financial and legal updates, and an owner vote to: continue to waive reserve account liquidated balances; waive CPA financial statement and audit expenses; continue and increase a maintenance fee discount (to 15%) for annual email receipt of billings to long-time owners and additional increased discount to onsite owners to offset the increase in 2015 maintenance fees; and to ratify the \$5K new Buyer WCCA (Working Capital Contribution Assessment), effective as of 11/14/14; all approved at the last Board of Directors meeting, with possible 2015 reestablishment of a Reserve Account; and, continuation of the POA LTP (Long Term Plan) of ROFR (Right of First Refusal) purchases; and possible future legal status changes and/or governing document changes and ratifications of all Rule changes made and approved by the Board during 2014; and continued approval of separate-service/vendor compensation to existing Officers; and any other old or new business that time allows.

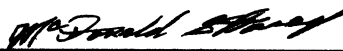
**NOTICE OF BOARD OF DIRECTORS MEETING**

NOTICE is also hereby given that immediately following the above Annual Meeting, the Board of Directors will meet to elect/appoint its' Corporate Officers for the next term and set/maintain any separate-service/vendor compensation amounts and final approval of the 2015 Budget to raise maintenance fees by \$20 dollars per month, with offsetting discounts to qualified owners, and ratifying other owner voted issues above, directors actions from previous meetings and actions taken between meetings, including the reduction of future board size from five seats to three, and any other old or new business as time allows.

  
David Rudzik, POA Corporate Secretary

Posted on and around entire community on or before 12/1/14; posted on website; and mailed to all owners of record, by 1 or more Directors.

**DATED: 11/29/14**

  
McDonald Storey, POA Vice-President