



VILLAS OF WINDMILL POINT II POA., INC.

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OFFICIAL NEWSLETTER

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POA APPROVES AMENDMENTS TO "DECS"

With almost two dozen units suspended from voting, out of 89 units total, in a stunning show of last minute support, the Board garnered 46 votes of owners in person or by Proxy at its November 18th Annual Meeting to approve amending the POA Governing Documents with the language already in the POA Board Rules and Regulations #100, #120, #380 and #390, giving further legally-binding teeth to the "Declaration of Covenants and Restrictions" ("DECS"). The DECS were already challenged in one lower court eviction case and is now pending an appeal that is sure to reverse a June setback of a ruling that essentially challenges that our DECS are not legally binding as a contract on all owners. Well, the paying owners assert that IT IS! (A quorum of 27 owners was required for a legal meeting, but 30 votes were required to AMEND the Governing Documents, per the 1998 Second Amendment decreasing a required 2/3 vote to 1/3). The benefits of the specific amendment language needed some explanation at the meeting, and ended up being well received by all voting owners! Each owner received an updated Board Rules & Regulations Booklet (rev. 030609) and a copy is being mailed to the other owners with this newsletter and the 1st Quarter 2010 billing, and, of course it has been posted on our old website, and, is available 24/7 on the NEW website! The owners also unanimously approved suspending contributions to the Reserve Account until delinquent foreclosure accounts are collected, and approved the Board's purchasing of foreclosure units with those existing funds and refinance the units afterward to re-fund the Reserves, in the hopes that future equity gains, and, increased rental income from units the POA owns itself, will result in future lower quarterly maintenance fees. Increased annual income could also enable renovations to the entire community to the benefit of ALL the existing owners! And, finally, the same Board members were re-elected unanimously, and re-appointed to their same Corporate Officer positions, to whom the President offered his condolences, after his congratulations, to these unfortunate souls dealing with a POA record, historic, economic nightmare and necessitating a small maintenance fee increase for 2010.

POA RAISES MAINTENANCE FEES \$30 TO \$450/QTR.

OFFSETS INCREASE WITH LARGER, 10% ANNUAL PREPAYMENT DISCOUNT

With the understanding that someday, the quarterly maintenance fees may also be reduced when all delinquencies are finally collected, the Board had the tacit approval of the owners to minimally raise the quarterly maintenance fees to \$450.00/qr. (an equivalent of only \$10 per month), while also raising the percentage of discount to the paying owners who prepay their entire 2010 Annual Maintenance Fees in advance, in full, to 10% for cash payers (and remaining at 5% for credit card payers). However, owners can use "promotional credit card checks" (often received around the holidays), as a personal check, COUNTING AS CASH to the POA! This means that although the fees increase from \$420 to \$450 a quarter, a 10% DISCOUNT would bring it back down to only \$405 /quarter! Also, the POA is finally beginning litigation to collect the outstanding 'recall-related' \$2K Special Assessments from the several owners who still did not pay after being given 6 months now to reimburse the other owners for all the incurred 2006-08 fraudulent recall related expenses, and replenishing the drained operating account.

POA CHANGES EMAIL AND WEBSITE TO "VWP2.COM"

After numerous complaints of difficulty using Bellsouth/AT+T's "free" website, and its ridiculously long website URL / address, the Board voted unanimously to proceed slowly transferring over to a Yahoo-sponsored site of **VWP2.COM**. Users can email the POA right from that site now at **poa@vwp2.com**, OR, email directly to **vwp2poa@yahoo.com** anytime, anywhere! More improvements are due to follow throughout the year with our increasing use of new technologies!