

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 be held on Wednesday, December 18, 2013 at 8 pm. at the pool-patio area of the POA office at 273 SW Sterrett Circle, Port St. Lucie, Florida 34953. This notice is also being mailed to all owners of record with a 12/1/13 quarterly newsletter, an application for 5% discount for qualifying owners who agree to emailed billing, a Limited Proxy to be returned by any owner who can not physically attend to establish a legal quorum, and return envelope.

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 no nominations made by the Nominating Committee or from the floor at the 12/2/13 meetings. Therefore, the five existing board member incumbents will be reelected for another term.

The Agenda of the Meeting will include appointing committees for 2013, setting the next Annual Meeting Date, financial and legal updates, and owner vote to: waive CPA financial statement expenses; continue or discontinue courses of existing legal actions; approve a maintenance fee discount for email receipt of billings to long-time owners; continued suspension of Reserve Account funding to avoid large, offsetting maintenance fee increases for next year and, to continue foreclosure purchases and First Right of Refusal; Long Term Business Plan; and continued approval of separate-service/vendor compensation to existing Officers; and any other old or new business that time allows.

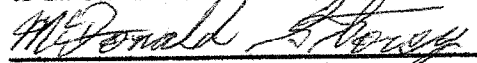
NOTICE OF BOARD OF DIRECTORS MEETING

NOTICE is also hereby given that immediately following the above Annual Meeting, the Board of Directors will hold a meeting to elect/appoint its Corporate Officers for the next term and set/maintain any separate-service vendor compensation amounts and final approval of the 2014 Budget to raise maintenance fees by ten dollars a month, but also institute an offsetting discount credit for emailed billing once a year for all four quarters to homestead owners and long time off site owners (prior to 12-31-09); and ratifying other owner voted issues above, and directors actions taken between meetings and any other old or new business that time allows.



David Rudzik, POA Corporate Secretary

Posted on and around entire community on or before 12/4/13; posted on website; and mailed to all owners of record with 1 or more Directors by:



McDonald Storey, POA Vice President

DATED: 12/3/13