

VILLAS OF WINDMILL POINT II POA., INC.

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

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**NOTICE OF CONTINUATION OF ANNUAL MEETING
AND ELECTION TO BOARD OF DIRECTORS
AND NOTICE OF ASPHALT REPLACEMENT DELAY**

NOTICE IS HEREBY GIVEN that the Annual Meeting and Election to the Board of Directors that was set for Saturday, December 22, 2018 at last year's Annual Meeting / Board of Directors Meeting has been continued to Thursday, January 31, 2019 at 8pm at the pool/patio clubhouse area of the POA office at 273 SW Sterrett Circle, Port St. Lucie, Florida 34953 to allow the Board to complete and/or revise outstanding business regarding the OIP and LTP (Owner Inversion Program) and (Long Term Plan of going 100% rental community under the new, For Profit Corporation transfer) as approved over the last decade and at the last Annual Meeting, and such final status reports are deemed necessary to discuss at the next POA Annual Meeting. A dozen units have expressed that they do not want to participate in the OIP at the present time and the POA and new Corporation will need to make accommodation for their inter-relationship with the ongoing conversion and maintenance fee invoicing for 2017-18 for all non POA-owned units.

An interim Owners Meeting is possible prior to the Annual Meeting to finalize various aspects of the transfer and invite owner participation, including with the new entity, and will be duly noticed.

The POA has also delayed its asphalt replacement program to mid year next year due to the extremely rainy season experienced, which generated substantial wood rot, and constant monthly returning mold and mildew on the stucco and cement that, together with damage from Hurricane Irma and missing shingles and ripped screens, and required extreme time, money, attention and resources ever since the summer to bring everything into compliance with PSL City codes beyond our normal once a year budgeted maintenance on such, in addition to setbacks from incredible rental delinquencies and evictions and brutal litigation this year.

The "Green Community" envisioned for over a decade now, will, still, proceed under the new Corporation with some outside partners teaming up to make it happen in the next year or two hopefully. It has been a problem having a NON PROFIT Association in the landlord business, with, difficult-to-get, "Non Recourse" loans with matching grants. Delayed funding and financing has hampered many other projects and goals and community improvements that will hopefully be able to finally go forward after the next Annual Meeting.

12-5-18

Mailed to all registered owners of record 12/5/18
Posted on website 12/6/18 and posted around
Community on 12/6/18 by:


RICHARD MOTTLEY, POA Corp. Sec.


MCDONALD STOREY, POA Vice Pres.