

**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-VWP2  
(TOLL-FREE) - (888) - 762-8972

FAX: (888)-FFX-VWP2  
(888) - 399-8972



MINUTES

**+ AGENDA FOR ANNUAL MEETING OF OWNERS AND ELECTION TO THE BOARD OF DIRECTORS - WEDNESDAY, DECEMBER 12TH, 2012 AT 8 PM.**

1. Call to Order by Association President, Tom Lesko, and Query of Association Secretary of number of Proxies received to establish legal quorum of 27 owners minimum in proxies or in attendance in person.

2. PROXIES announced that were received prior to meeting by mail, fax, email or dropoff.

BY UNIT #: #186, #225, #217, #230, #410, #457, 257, 210, 525, 406, 465

SUBTOTAL: 10 COUNT OF PROXY HOLDERS: Blank or "Tom Lesko": 1111

"McDonald Storey": 1; OTHER: \_\_\_\_\_

3. Attendance in person: (INCLUDING either Directors OR Association owned units) plus last minute attendees: #102, #126, #150, #162, #201, #249, #269, #277, #280, #289, #350, #360, #402, #405, #409, #413, #425, #429, #437, #473, #514, #526, #538, #550, #585, #586

370 - 270 = 370, 205 174

31

4. SUBTRACTION OF ANY IN PERSON OWNER/UNIT FROM PROXIES SUBMITTED: 0

5. TOTAL ATTENDANCE IN PERSON OR BY PROXY: 41

6. If, there is a sufficient number of units represented in person or by proxy to establish a legal quorum of 30% pursuant to F.S. 720, AND / OR 33 1/3% by POA Governing Documents, a Motion can now be made by ANY owner/member to appoint ANY owner, or, POA President as Chairman of the Annual Meeting.

MOTION TO APPT.: JOSEPH KEVIN MABE (174) as acting Chairman. - Tom Lesko Co-Chair

MOTION BY: PAUL ZINTER 270323 SECONDED BY: SWATZY LAWSON 370 VOTE: 41-0

7. Acceptance by Chairperson to preside at Annual Meeting of Owners. NOTICE that this meeting was Duly Noticed on the public website of the POA., mailed to all owners of record by the Secretary, in the presence of two or more witnesses, and posted around entire community by the VP on or before November 26, 2012.

8. Disclosure that meeting to be Videotaped AND/OR Audiotaped as the previous 7 to 8 years have been done, and that anyone wishing to speak should raise their hand and be recognized, and shall be allowed up to three minutes to speak on the record.

9. Motions at THIS owners meeting may be made by ANY OWNER, MEMBER, OR PROXY HOLDER and seconded by any owner, member or proxy holder, not just Directors. Any owner may speak at this meeting for up to three minutes maximum per Agenda item if separately signed-in to do so with the specific Agenda item(s) itemized. (allow opportunity for any last minute sign-ins).

10. TOTAL NUMBER OF ATTENDEES IN PERSON OR BY PROXY, LEGALLY RECOGNIZED BY THE OWNERS OF THE ASSOCIATION: 41

11. Motion to Read, OR, DISPENSE WITH READING the minutes from the last owners meeting: MOTION TO: DISPENSE

MOTION BY: Greg 205 SECONDED BY: M.S. #457 VOTE: 41-0  
(Note: A brief recap of last year key issues by the meeting chairman may be done if time permits).

12. REPORT OF ALL BALLOTS RECEIVED (May be different from number of proxies):

277-250-269-350-449-257-225-360-525-406-465-174-

102-126-150-425-429-437-473-514-201-320-270-186-526-538-550-581-581  
402-405-409-413-162-249-269-370

TOTAL BALLOTS: = 37 REVIEW FOR SIGS./Acceptable - STICK COUNT VOTES FOR:

(26) Justin Caron: ||||| Write In #1: GREG FENTY-1  
(27) Tom Lesko: ||||| Write In #2: \_\_\_\_\_  
(26) David Rudzik: ||||| Write In #3: \_\_\_\_\_  
(25) McDonald Storey: ||||| Write In #4: \_\_\_\_\_  
(26) Darren Storey: ||||| Write In #5: \_\_\_\_\_

BALLOT QUESTION # 1: Continue to Suspend Reserve Funding; Continue to Purchase Units, and First Right of Refusal? ||||| YES 3 NO

BALLOT QUESTION # 2: Owner-Occupied 5% Homestead Discount? ||||| YES 5 NO

BALLOT QUESTION # 3: Waive expense of CPA-Audited and/or Prepared Financial Statement? ||||| YES 3 NO

14. BOARD MEMBERS ELECTED:

JUSTIN CARON, TOM LESKO, DAVE RUDZIK

MCDONALD STOREY, DARREN STOREY

15. Motion to Approve the continued compensation of vendors servicing the Association, including the compensation to the same three individuals also serving as Board Members, for their separate services provided to the POA. YES - T.L. 10 HRS @ \$150/hr + comp + prol \$300/mo <sup>D.R. = \$150/wk</sup> <sup>M.S. = \$500/wk</sup>

MOTION BY: ~~DR~~ DR (#360) SECONDED BY: T.L. (#201) VOTE: 36-3  
+ ON BEHALF OF 10 PROXIES

16. Motion to set Next Annual Meeting Date: (Wed. 12/18/13 suggested):

12/18 WILL ALLOW TIME AFTER THANKSGIVING FOR MAILING

MOTION BY: M.S. SECONDED BY: S.L. 370 VOTE: 41-0

17. Motion to WAIVE ELECTION, Ballots, Proxies, etc. IF, there are no more than five candidates who have expressed wishes to serve on the 2014 Board at least 30 days prior to Ann. Mtg.

MOTION BY: J.C. (186) SECONDED BY: D.R. VOTE: 36-3

18. COMMITTEES—Volunteers and interested parties: (Board will make final appointments):

NOMINATION COMMITTEE ARCH. REV. - SW. Lm 37  
LANDSCAPE COMM. JUDICIAL COMM.  
AUDITING PUBLICITY COMM.

19. LTP. Discussion of LONG TERM PLAN for future of Association, Structure, etc.

CONTINUE TO BUY ALL UNITS AS THEY BECOME AVAILABLE  
POSSIBLE TRANSITION TO A FOR-PROFIT CORP - DRAP POA

20. Legal and Financial updates and review of Proposed Budget. 22 UNITS STILL

IN FORECLOSURE - AIR = \$262K + - CONTINUE LEGAL STRATEGIES

21. Any other old or new business: NEW SHIRTS - PILL PNT - ENFORCEMENT

STRONGER FINES/VIOLATIONS - RULES ENFORCEMENT - GRASS IMPROVEMENTS

22. Motion to conclude Meeting: 11:46 PM TIME EST. 570.

MOTION BY: G.F. (#205) SECONDED BY: R.Z. (#270) VOTE: 41-0

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**ATTENDANCE / SIGN IN SHEET ONLY - (NOT SPEAKING NOTICE SHEET- see other sheet)**  
**FOR ANNUAL MEETING OF OWNERS AND**  
**ELECTION TO THE BOARD OF DIRECTORS**  
**AND - BOARD OF DIRECTORS MEETING - DECEMBER 12TH, 2012**

| UNIT #  | Print Owner Name    | SIGN OWNER NAME                 | Time arrived    |
|---------|---------------------|---------------------------------|-----------------|
| 201     | Tom LESKO           | <i>Tom Lesko</i>                | 6:59 PM         |
| 201     | Tommy Lesko         | <i>Tommy Lesko</i>              | 6:59pm          |
| 457     | MAC STOREY          | <i>Mac Storey</i>               | 2:00            |
| 370     | BARRINGTON LAWRENCE | <i>Barrington Lawrence</i>      | 7:50 PM         |
| 320/270 | PAUL ZINTER         | <i>Paul Zinter</i>              | 7:50            |
| 205     | GREG FENTY          | <i>Greg Fenty</i>               | 7:45            |
| 174     | Joseph Mgbu         | <i>J M</i>                      | 8:00            |
| 360     | DAVID RUDZIK        | ON Phone + in person            | 8:30-12:06      |
| 457     | DARREN STOREY       | ON PHONE + <del>in person</del> | 2:30-12-        |
| 186     | JUSTIN CARON        | ON speaker phone.               | 10/11 P - 12:06 |

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**AGENDA FOR 12-12-12 BOARD OF DIRECTORS MEETING**

AS NOTICED on or before November 26, 2012 in mailing to all owners of record, and posted around entire community, and, on public website to be held Wednesday, December 12th, 2012 immediately after the Annual Meeting of Owners of 8pm at the pool-patio area and/or office of the Association at 273 SW Sterrett Circle, Port St. Lucie, Florida 34953

1. Call to Order. Roll Call to establish Quorum. If Quorum present meeting may continue. Time: 11:48 pm

Directors present: TOM LESKO MCDONNOSTRUY JUSTIN ANZON DARREN STROY  
DARREN STROY

2. Disclosure of audio and videotaping meeting continues (as it has every meeting since 2005). Anyone wishing to speak was required to sign-in prior to the meeting. 1 speaker at a time, raise hand, 3 min. max.

3. Read or dispense with reading of minutes or summary thereof from last meeting.

Motion: DR. Seconded: MS. Approve/Not Approved: 5-0.

4. Appointment of Officers:

|                     |                  |                       |
|---------------------|------------------|-----------------------|
| <u>TOM LESKO</u>    | <u>PRES.</u>     | <u>M.S. D.R. 5-0.</u> |
| <u>MCDONNOSTRUY</u> | <u>VP.</u>       | <u>TL-DR.</u>         |
| <u>DAN RUDZIK</u>   | <u>SEC.</u>      | <u>MS. D.S. 5-0</u>   |
| <u>JUSTIN ANZON</u> | <u>TR.</u>       | <u>MS. D.S. 5-0.</u>  |
| <u>DARREN STROY</u> | <u>ASST. VP.</u> | <u>TL D.R. 5-0.</u>   |

Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_ Approved / Not Approved: 5-0

5. Approval of separate services compensation of same individuals serving as Directors/Officers;

Tom Leslie - Consultant \$1000 / 30 Comm. Prof - D.R. M.S. 5-0  
McPinnock - \$500<sup>00</sup> - DR, J.C. - (5-0), \$100<sup>00</sup> - D.S. M.S. (5-0)

Motion: 5-0 Seconded: \_\_\_\_\_ Approved / Not Approved: \_\_\_\_\_

6. Motion to ratify all actions taken without meetings, including but not limited to; hiring of legal counsels; legal strategy decisions, unit purchases and mortgages, repair expenses, use of reserve/operating accounts and any and all other business transacted during Fiscal Year 2012 including the Jan. 2012 revision of the 2012 Budget from December 2011.

Motion: D.R. Seconded: J.C. Approved / Not Approved: 5-0.

7. Motion to allow homestead, owner-occupied 5% discount for partial monthly payments to be paid totally in advance during the three months preceding each quarter's due date.

Motion: M.S. Seconded: D.R. Approved / Not Approved: 5-0

8. APPROVE 2013 PROPOSED BUDGET AT \$480/QTR.

Motion: D.R. Seconded: D.S. Approved / Not Approved: 5-0.

9. Any other old or new business: (Continue special charges separate units; reserve suspension;

buying units; 1st right of refusal, LTP, and ALL CURRENT LEGAL strategies etc.) DR. M.S. 5-0  
SWAN / LAWRENCE #370 - GREG #205 KEVIN MARR - MS JC (5-0)  
KEVIN MARR - 17 OVER FARMY. (MS) - DR. (5-0) - MS DS  
KEVIN MARR - BEST FARMY - NOM. CTE. RATE... ANO. IT. - MS DS

Motion: 5-0 Seconded: \_\_\_\_\_ Approved / Not Approved: \_\_\_\_\_

10. Motion to conclude meeting:

Motion: J.C. Seconded: D.S. Approved / Not Approved: 5-0