



VILLAS OF WINDMILL POINT II POA., INC.

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AGENDA FOR ANNUAL MEETING OF OWNERS AND ELECTION TO THE BOARD OF DIRECTORS - WEDNESDAY, DECEMBER 14TH, 2011 AT 8 PM. AND BOARD OF DIRECTORS MEETING

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 #: #210, #213, #225, #270, #320, #330, #457, #465, #473, _____

SUBTOTAL: _____ COUNT OF PROXY HOLDERS: Blank or "Tom Lesko": _____;

"McDonald Storey": _____; OTHER: _____

3. Attendance in person: (INCLUDING either Directors OR Association owned units) plus last minute attendees: #102, #126, #150, #186, #201, #249, #269, #277, #350, #360, #402, #405, #409, #413, #437, #514, #526, #538, _____

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

5. TOTAL ATTENDANCE IN PERSON OR BY PROXY: _____

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 POA President as Chairman of the Annual Meeting.

MOTION TO APPT.: _____ as acting Chairman.

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

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 28, 2011.

8. Disclosure that meeting to be Videotaped AND/OR Audiotaped as the previous 6 to 7 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. Treasurer's announcement of delinquent units suspended from voting: # 114, #174, #220, #229, #233, #237, #240, #250, #253, #265, #340, #380, #390, #416, #429, #453, #469, #501, #537, #550, #585 (as opposed to those with balances but approved payment plans with POA). PLUS:

ADDITIONAL UNITS (if any or removed after payment): _____

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

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

MOTION BY: _____ SECONDED BY: _____ VOTE: _____
(Note: A brief recap of last year key issues by the meeting chairman may be done if time permits).

13. COUNTING OF ALL BALLOTS RECEIVED (May be different from number of proxies):

TOTAL BALLOTS: = _____ REVIEW FOR SIGS./Acceptable – STICK COUNT VOTES FOR:

Justin Caron: _____ Write In #1: _____

Tom Lesko : _____ Write In #2: _____

David Rudzik: _____ Write In #3: _____

McDonald Storey: _____ Write In #4: _____

Write In #5: _____

BALLOT QUESTION # 1: CHANGE RULE #340?: _____ YES _____ NO

BALLOT QUESTION # 2: RAISE FEES-FUND RESERVES? _____ YES _____ NO

14. BOARD MEMBERS ELECTED:

15. Motion to Approve, and/or Affirm and/or Ratify the continued suspension of CASH

contributions to the Reserve Account for 2012 : _____

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

16. Motion to Approve, and/or Affirm and/or Ratify the modification of the Amendments to the DECS approved by the owners in previous annual meetings for Section 15 / 15.1 of Article IX., removing dollar amounts and inserting Form ID numbers into #380 and other grammatical corrections and change to Rule #340:

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

17. 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. _____

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

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

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

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

20. Treasurers Report of Reserve Account EQUITY GROWTH and success! (Plus unexpected setbacks of TRASHED, GUTTED UNITS, hard financing, tenant turnover, loss of jobs, income, etc.).

21. President's report of legal updates.

22. Owner comments of general nature if signed up prior to meeting:

23. Motion to conclude Meeting :

MOTION BY: _____ SECONDED BY: _____ VOTE: _____

MEETING END TIME: _____