

VILLAS OF WINDMILL POINT II POA., INC.

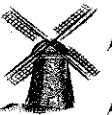
273 SW STERRETT CIRCLE, PORT ST. LUCIE, FLORIDA 34953-3325

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AGENDA FOR 12-18-13 BOARD OF DIRECTORS MEETING

AS NOTICED on or before November 29, 2012 and again December 2, 2013 in mailing to all owners of record, and posted around entire community, and, on public website to be held Wednesday, December 18th, 2013 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: _____

Directors present: _____

2. Disclosure of audio and/or 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: _____ Seconded: _____ Approve/Not Approved: _____

4. Appointment of Officers:

Motion: _____ Seconded: _____ Approved / Not Approved: _____

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

Motion: _____ 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 2013.

Motion: _____ Seconded: _____ Approved / Not Approved: _____

7. Motion to allow 5% long term and additional homestead, owner-occupied 5% discount for email billing of all four quarters at beginning of year.

Motion: _____ Seconded: _____ Approved / Not Approved: _____

8. APPROVE 2014 PROPOSED BUDGET AT \$510/QTR.

Motion: _____ Seconded: _____ Approved / Not Approved: _____

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.) _____

Motion: _____ Seconded: _____ Approved / Not Approved: _____

10. Motion to conclude meeting:

Motion: _____ Seconded: _____ Approved / Not Approved: _____