



**VILLAS OF WINDMILL POINT II POA., INC.**

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

WEBSITE: VWP2.COM

EMAIL: POA@VWP2.COM

PHONE: (888)-POA-VWP2  
(TOLL-FREE) - (888-762-9972)

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

**AGENDA FOR ANNUAL MEETING OF OWNERS AND RESEATING OF BOARD OF DIRECTORS - WEDNESDAY, DECEMBER 18TH, 2013 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 29 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 #: #217,#230,#410,#401,#300,#562,#233 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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, #162, #201, #210,#249, #269, #270, #277, #280, #289, #320,#350, #360, #402, #405, #409, #413, #425, #429, #437, #461,#473, #514, #526, #538, #550, #585, #586 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 ANY owner, or, 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 29, 2013, and again with broader Agenda details on 12/4/13.

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: \_\_\_\_\_

11. 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, new Directors, AA today-FOTR- TL AD).

12. Continue to Suspend Reserve Funding; Continue to Purchase Units, and First Right of Refusal?

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ VOTE: \_\_\_\_\_

13. Long term owner 5% Fee Discount? Additional Owner-Occupied 5% Homestead Discount?

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ VOTE: \_\_\_\_\_

14. Waive expense of CPA-Audited and/or Prepared Financial Statement?

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ VOTE: \_\_\_\_\_

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. \_\_\_\_\_

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ VOTE: \_\_\_\_\_

16. Motion to set Next Annual Meeting Date: (Wed. 12/17/14 suggested):

\_\_\_\_\_  
MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ VOTE: \_\_\_\_\_

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

---

---

---

19. LTP. Discussion of LONG TERM PLAN for future of Association, Structure, etc., Self Insurance, Refis, Renewable Energy,

---

---

---

---

20. Legal and Financial updates and review of Proposed Budget. \_\_\_\_\_  
(Legal: 270/320 Settled; #220 active; #237 in appeal; #250 limbo; #240 complaint filed by bank; #265 complaint filed by bank; threats on three other units). 18 units in BF. 27 in A/R of \$300K to \$433K+ R.W. reference 2 units owned still; loan; Dec amndt/insurance; no cc;wbste;nwlstr;loan vote VWP2 Real Estate Owned/Equity / Collection History success / Current A/R estimates

---

---

---

21. Any other old or new business: \_\_\_\_\_

---

---

---

22. Motion to conclude Meeting : \_\_\_\_\_ TIME

MOTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_ VOTE: \_\_\_\_\_