

**WINDWARD VILLAGE  
PROPERTY OWNERS ASSOCIATION, INC.  
ANNUAL MEETING MINUTES  
March 31, 2011**

The annual meeting was called to order at 3:00 p.m. by the President Darrell Wolski. Board members also present were Bill Hoblitzelle, Sol Asekun, Sharon Beckwith and Jim Pachmayer. Gayle Lockhart represented Villages Services.

Mr. Wolski introduced the current officers and directors.

Proof of notice of meeting was presented.

At 3:08 Mr. Wolski announced that there was not a quorum present by proxy nor in person. The number 110 is required to certify a quorum. Seventy-four were present by proxy and owners present. Mr. Wolski closed the meeting and asked for a motion from the floor to re-open the meeting. This meeting required 55 for a quorum. Mr. Goodwin made the first motion, seconded, all in favor.

The Annual Meeting was re-opened by Mr. Wolski at 3:12 p.m.

The minutes of the last annual meeting were presented. A motion was made by Mr. Goodwin to waive the reading of the minutes and approve them as submitted. The motion was seconded by Stan Jones. Motion carried.

**Financial Report and 2010 Budget:**

Mr. Hoblitzelle gave a report on the financial standing of the association. The 2010 year end Balance Sheet and 2011 Budget were previously mailed to the members. A motion was made by Ms. Duffy to accept the financial report as submitted. The motion was seconded by Pat Felton, all in favor. Motion carried.

**Architectural Control Board:**

The ACB report was delivered by Sharon Beckwith from the year end report of 2010.

**Old Business:**

Mr. Wolski noted: short term rentals are not permitted in the community. The minimum is 90 days.

**New Business:**

There was discussion pertaining to general property maintenance. There is a concern that some properties are not being appropriately maintained. The Board is considering pursuing the ability to fine property owners who do not readily care for their lawns, make necessary repairs and clean dirty roofs.

**Elections:**

Darrell Wolski and Sol Asekun will begin new terms on the Board of Directors. Pat Duffy motioned to accept the two candidates. The motion was seconded by Pat Felton, all in favor. Motion carried.

Villages Services previously counted the election ballots. The results are as follows:

Sol Asekun	74
Darrell Wolski	73
Jim Ekedahl	1

**Adjournment:**

Mr. Wolski thanked everyone for their presence and input and asked for a motion to adjourn if there was no further business to discuss. Jackie Wolski made the motion to adjourn at 3:45 p.m., seconded by Pat Felton, all in favor.

The election of officers immediately followed the meeting. Sol Asekun made a motion for the directors to maintain the positions held in 2010. The motion was seconded by Jim Pachmayer, all in favor.

2011 Board of Directors:

Darrell Wolski, President  
Jim Pachmayer, Vice President  
Bill Hoblitzelle, Treasurer  
Sol Asekun, Secretary  
Sharon Beckwith, ACB Chair

Submitted by: \_\_\_\_\_  
Secretary of the Board  
Windward Village POA