

**WINDWARD VILLAGE
PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEETING MINUTES
MAY 7, 2010**

The annual meeting was called to order at 1:30PM by the President Darrell Wolski. Board members present were Darrell Wolski, Bill Hoblitzelle, Sol Asekun and Jim Pachmayer. The Board Secretary, Sol Asekun verified a quorum of members present in person or by proxy. Sharon Beckwith was not present. Gayle Lockhart represented Villages Services.

Mr. Wolski introduced the current officers and directors.

Proof of notice of meeting was presented.

The minutes of the last annual meeting were presented. A motion was made by Regina Stauff to waive the reading of the minutes and approve them as submitted. The motion was seconded by Allan Goss. Motion carried.

Financial Report and 2010 Budget:

Mr. Hoblitzelle gave a report on the financial standing of the association. The 2009 year end Balance Sheet and 2010 Budget were previously mailed to the members. A handout was available for members present. Mr. Wolski noted that the Association is financially very sound. A motion was made by Bill Risk to accept the financial report as submitted. The motion was seconded by Regina Stauff. Motion carried.

Architectural Control Board:

The ACB report was delivered by Jim Pachmayer from the year end report of 2009. A condensed summary of Covenants, Restrictions, and Assessments for Windward Village POA and Terra Vista POA was available to those present. Primarily, complaints are related to dirty roofs and the condition of lawns. Pat Phillips motioned to accept the report as submitted. The motion was seconded by Pat Felton. Motion carried.

Old Business:

None.

New Business:

There were questions regarding rentals in the community. Darrell Wolski noted there are no weekly rentals.

The topic of landscaping DRA's was mentioned. The Board will not take measures to make landscape changes to the DRA's.

Elections:

Bill Hoblitzelle and Jim Pachmayer will begin new terms on the Board of Directors. Bill Riske motioned to accept the two candidates. The motion was seconded by Pat Fenton Motion carried.

Sharon Beckwith was asked to continue on the Board as the Chairperson of the ACB.

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

Bill Hoblitzelle	69
Jim Pachmayer	76
Sharon Beckwith	2
Sol Asekun	1
Bill Riske	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. Pat Duffy made the motion to adjourn at 2:10 p.m., seconded by Pat Fenton, all in favor.

Submitted by: _____
Secretary of the Board
Windward Village POA

Approved: _____
Date