



Windmill Village at Punta Gorda, Inc.

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BALLOT RESULTS 2022 ANNUAL MEMBERSHIP MEETING

Question #1. 2022/23 Operations and Reserves Budget

Do you approve of the proposed Operations and Reserves Budget. A yes vote means you approve of the proposed Budgets.

SHAREHOLDERS APPROVED

Question #2. The Windmill Village Boat Club and Social Club collectively are requesting approval to place 12 new tables and 84 new chairs in the Pavilion. The cost of the items will be \$17,000 and will be fully funded by the Boat Club and the Social Club with no corporate funds needed. The existing furniture will be moved to the pool deck area.

SHAREHOLDERS APPROVED

Question #3. Allow the replacement of the sun-shades on the west side veranda of the Club House at a cost not to exceed \$16,000.00. Funding to come from the Reserve budget Bldg. & Assoc. Equip.: Clubhouse/Rec Hall.

SHAREHOLDERS DID NOT APPROVE

Question #4. Approve the purchase and installation of non-mechanized sun- shades on the west side of the pavilion at a cost not to exceed \$3,000.00. Funding to come from the Reserve budget Shades and Structures / Pavilion.

SHAREHOLDERS APPROVED

Question #5. Approve yellow skip-stripe to delineate lanes in the following areas:

Rotterdam Drive curve at #10
Emden curve near #16
Hague Road at #2
Windmill at Brink
Windmill at Freeman
Alligator at Brink
All of North Street

Additionally, we recommend a speed pillow or speed hump similar to front gate one, at the intersection of Amsterdam and Windmill Blvd in the southbound direction, on Brink midway between Windmill and Drum, and 2 additional pillows or humps on Windmill, location to be determined. Amount not to exceed \$5,000. The speed pillows will be placed in the middle of the streets so pedestrians, bicycles, and golf carts will be able to pass by on either side, but traffic going either direction will need to slow down. Cost not to exceed \$5,000. Funding to come from Reserve Budget: Roads at recommendation of Ways & Means Committee. Seconded by Bill Hauser. After discussion, a vote was taken and the motion passed unanimously.

SHAREHOLDERS DID NOT APPROVE

RULES & REGULATION CHANGES

Question #6. D.8. All new electrical panels and Ducted Central air conditioning units must be installed as close as possible to the dwelling and cannot be placed on the street side(s). Single room window air conditioning and single room mini split air conditioning units may be used, but should be placed so that they appear neat.

SHAREHOLDERS APPROVED

Question #7. ²⁰²¹M.1. Shareholders must submit a Request for Modification to the Corporate Office prior to applying for permits to construct a dock, davit or lift. Floating platforms, not used as docks, are not permitted. (SPECIAL NOTE: When a RFM is presented to the BOA that requires a variance to our Rules, the RFM must be accompanied by Contractor’s Certification that the RFM can be accomplished as shown on the layout drawn to scale. If at the time of performing the desired modification it is found that it cannot be accomplished as shown on the layout, all work must stop and the BOA must meet to approve the new/revised proposal).

a. SEAWALLS

- Total accumulated width of docks, davits, lifts and boats along a seawall cannot extend into the waterway more than ~~twelve (12) feet into the waterway.~~ one fourth (1/4) of the width of the waterway.
- The dock, ~~not including the lift or davit,~~ cannot be more than ~~four (4) feet wide (Note: 3 1/2 feet if boat beam is 8 1/2 feet) or more than~~ sixteen (16) feet in length.
- No part of the dock, davit, or boat lift may be attached to a seawall or any object behind the seawall. The Shareholder is responsible for any damage to the seawall caused by the installation of, and use of, a dock, davit

or lift. In cases where there are existing docks, davits, or lifts on the seawall, or attached to any object behind the seawall, the Shareholder is responsible for any damage to the seawall caused by the use of the dock, davit, or lift.

SHAREHOLDERS APPROVED

Question #8. M.6. ~~Boats berthing in Windmill Village waterways will be limited to a maximum length of twenty-six(26) feet, using the registration length, and a maximum measured beam of eight and one half (8 1/2) feet.~~

The maximum length and beam of any boat within the boundary of Windmill Village waterways is twenty eight (28) feet in length and ten (10) foot beam. Boats berthing in Windmill Village marinas will be limited to a maximum length of twenty six (26) feet and a maximum beam of eight and one half (8.5) feet. Boats on private lifts and docks are limited to a maximum length of twenty seven (27) feet and a maximum beam of nine (9) feet. All measurements to be determined from the boat manufacturers specification sheet submitted by the boat owner.

SHAREHOLDERS APPROVED

Question #9. N.3. There is a limited number of corporate slips and there is no guarantee that a slip will be available for everyone. Boat owners who currently have a slip and submit the proper paperwork annually will retain the same right to a useable slip annually. Boat owners will not be guaranteed the same slip year after year.

²⁰²⁰N.7. Slip assignments are from February 1st through January 31st. Those desiring a slip must complete a “Slip Request Form”, available from the Corporate Office or the Dockmaster and submit the completed form to the Corporate Office before being allowed to use Corporate slips. Every year thereafter, to retain ~~your~~ an assigned slip, you must complete a new slip request form and turn it in to the Corporate office no later than February 1st.

- Slip assignments will be posted on the Bulletin Board in the mailroom and will be updated as changes occur.
- ²⁰²⁰ Failure to comply with the February 1st deadline or failure to provide a proper registration and insurance certificate will result in the slip being reassigned.
- Boat owners are responsible for the safe and secure mooring of their boats and are liable for damages to the corporate docks, to other boats, and to their boat.

SHAREHOLDERS DID NOT APPROVE

(BYLAW CHANGES – SEE NEXT PAGE)

BYLAW CHANGES

Question #10. SECTION 11. RENTALS BY SHAREHOLDERS TO OTHERS

The Board shall have the right within its discretion to allow or disallow any Shareholder to rent to others his/her residence. The Community Manager will ensure that a background check is undertaken before a rental agreement is approved. The Board of Administration, per request of the Community Manager shall, in all cases, reserve the right to approve or disapprove any prospective tenant with the concurrent right to evict any disapproved tenant and no liability shall be incurred by the Corporation or Board of

Administration by reason of such eviction. A copy of the lease agreement must be submitted to the Corporate Office. The minimum lease agreement length is (1) one month, with a maximum of (3) three lease agreements in a (12) twelve-month period.

When a home is rented for the minimum lease period of time, the home may not be rented again until the current lease agreement is complete. The Community Manager may approve the following exceptions to this Rule.

1. When a Shareholders home is damaged, such as fire, storm damage, water damage, etc. and the home becomes uninhabitable, the Board of Administration is to ratify this at its next meeting.
2. When a current shareholder has to vacate a home that is sold and is purchasing another home in WMV that is not yet available for occupancy, or an already approved new shareholder who has purchased a home in Windmill Village that is not yet available for occupancy, the Board of Administration is to ratify this at its next meeting.

SHAREHOLDERS APPROVED

Question #11. (21.1) An amendment or change to these Bylaws may be proposed by either the Board of Administration or by the Shareholders, who may propose such an amendment in writing directed to the Board of Administration signed by the Shareholders representing not less than ten percent (10 %) of the shares outstanding. Upon an amendment being proposed, as herein provided for, the President must call a meeting of the Shareholders to be held no sooner than thirty (30) days and no later than sixty (60) days thereafter for the purpose of considering said amendment.

Such approval of said amendment must be by not less than fifty-one percent (51%) of the shares of those voting, provided a quorum of the Shareholders is in attendance at the meeting either in person or represented by proxy.

That the secretary and/or the Operations and Management Committee be authorized to correct article and section designations, punctuation, misspelling and cross-references and to make such other technical and conforming changes as may be necessary provided they do not alter the meaning of the section or the intent of the Community in connection with the Rules & Regulations of Windmill Village at Punta Gorda, Inc., subject to Board of Administration approval.

SHAREHOLDERS APPROVED