

FALL 2022

Four Winds Beach Resort



Another Day in Paradise!

NOTICE OF OWNER'S ANNUAL MEETING

The Annual Meeting of the Four Winds Condominium Association, Inc. will be held on November 2, 2022 at 10:00 a.m. in the Jack Grimes Community Room at Four Winds Beach Resort. Important topics, including the 2023 Budget, will be discussed. The Board of Directors for the 2023-2025 term will be announced. The agenda for the meeting is as follows:

1. New members of the Board of Directors for two-year terms will be introduced.
2. Review of the proposed 2023 operating and reserve budget.
A summary of the proposed budget is enclosed.
3. Transaction of such other business as may properly come before the membership.
A brief Board of Directors meeting will be held to elect officers.

Please note that a quorum is necessary for us to conduct Association business. Many of you will not be able to attend, so please send in your proxy which is included in this newsletter.

BOARD OF DIRECTORS ELECTION!

Review the following resumes of those running for the Board of Directors 2023 openings. Please return your signed proxy as soon as possible, but DO NOT return any other correspondence in the envelope with your proxy. If you have any questions, please do not hesitate to call the resort.

BILLING SCHEDULE:

- **December 10, 2022** Maintenance & Tax Statements will be sent out.
- **February 11, 2023** Maintenance fees and taxes are considered late. A \$25 late fee per unit/week is added to each delinquent account. Finance charges begin accruing at 1.5% per month and an additional lock-out fee will be charged.
All delinquent accounts will be blocked with RCI & IIX.
- **March 10, 2023** Foreclosure proceedings begin on all unpaid accounts.

Rebecca Coker (Owns 3 weeks) Lino Lakes, MN

I am currently the director of payroll for Life Time headquartered in Minnesota. I lead a team of 9 which serves 45,000 US and Canadian employees with disbursements of more than half a billion dollars annually. Additionally, I volunteer as Treasurer for the Local American Payroll Association Chapter and handle all the payroll and year end accounting for my husband's Plumbing, heating, and air conditioning businesses. I have worked in HR, benefits, and payroll for over 30 years. Myself and my husband own 3 weeks at Four Winds and are part of an extended family group owning 30 weeks overall. My family has been vacationing at Four Winds for over 30 years and is heavily invested in ensuring the ongoing operation of the resort. I would love to be part of the team ensuring all owners suggestions and recommendations are given a voice in keeping the resort family friendly.

Bobbie Erickson Arcadia, FL

I currently own 7 weeks in May and September. I enjoy serving on the Board of Directors and would like to continue to serve for several reasons. The most important one is to help maintain this first-class resort's family-oriented roots. I would like to work towards the continued betterment of our investment. I have enjoyed the beauty and atmosphere of this resort for over 29 years. I have actively attended meetings for many years as the wife of a board member and have kept abreast of the ongoing projects and goals the board is currently working on. I have had banking experience as well as military retail sales experience, where I worked to maintain budgets and inventory. This has given me understanding of the concept of working with budget and spending money in an efficient and effective manner. Living just an hour away from Longboat Key allows me to attend all meetings for the resort in a cost-effective manner. I would deeply appreciate everyone's support.

Kenny Malchus (Owns 7 weeks) Trussville, AL

I would be honored to continue serving on the Four Winds Beach Resort Board of Directors. My wife and I have been owners at Four Winds for over 30 years. My experience as an owner of residential /commercial construction management/investment companies lends to my qualification for this position. During the past year, we've made great strides towards improvement of the resort facilities. I would like to continue working with you towards these efforts to enrich our investment and preserve the esteemed reputation the resort has enjoyed for so many years. I hereby ask for your support in my re-election to the Board of Directors and I thank you for your consideration as you make your selection.

John Tanner (Owns 5 weeks) Tavares, FL

My family and I have owned and vacationed at Four Winds since 1981. We have enjoyed great times here. I am a retired manager, where I developed and managed budgets, supervised employees and developed customer relations. We live in Tavares, Florida, where I own and manage a Manufactured Home Park. The park has annual rent, and its major income is once a year, like Four Winds. I have served as your treasurer for several years, working with Directors and Management to develop a Reserve Fund that allows us to maintain the resort and cover improvements without special assessments. We are faced with increasing inflation and a difficult labor market. I appreciate your vote of confidence in the past and would appreciate your vote and support again if you believe I can help with this.

Kay Willerton (Owns 1 week) Lino Lakes, MN

Currently I am the controller for a property management company in Minnesota. We own and manage a variety of complexes in and around the Twin Cities. I have been managing multiple properties for 20+years. I have been involved in all aspects, HR, payroll, budgeting, and fixed asset maintenance. I am advocating for a place on the Four Winds board of directors because as a part of a family that owns in the vicinity of 25 weeks here, I am heavily invested in the continuation of our resort. I feel my experience in property management would be beneficial in prolonging the future of Four Winds. I would love to be part of the future and help decide the path it will follow. I've been coming here for the past 33 years and want to see it continue to flourish in a profitable way.

John "Linc" Woodbury (Owns 7weeks) Lake Nebagamon, WI.

Four Winds has been a great winter break for us the past nine years from Lake Nebagamon Wisconsin. We love getting to know people from the many different parts of the country as well as the great staff at Four Winds.

My resume would include being a secondary teacher, guidance counselor and high school head track and cross-country coach for 37 years. I also taught at an engineering University in Tokyo, Japan for 2 years. I am currently on the Lake Nebagamon zoning board that deals mostly with property disputes. I have served on our Lake Association board. My strengths would be working with people and a desire to promote good health and care of our environment.

RENTALS & RESALES!

If you are interested in buying or selling weeks at Four Winds, Please contact Garry or Kathleen at (941) 383-9523, or (941) 383-2411. ext. 123 The following listing are units owned by Four Winds :

Association Units For Sale:

Corner Studio Unit 315 Week 51 -\$1200	Corner Studio Unit 215 Week 19 -\$1000
Large Studio Unit 210 Week 37-\$3000	Large One Bedroom Unit 212 Week 50-\$4500

Hurricane Ian

I'm sure by now you all have heard how terrible Ian has been. The staff and the resort fared very well through the monster storm. We suffered loss of power, a few minor leaks, some downed trees, and lots of debris. We were very blessed to have missed the direct hit those just south of us received. We'd like to thank those of you that tried to contact us out of concern, however, when we are without power, we have no means of communication; Wi-Fi, internet, and phones were all down. We hope you and your loved ones are safe as well.



Holiday Hours:



The Holiday Season is almost upon us. To give our staff extra time with their families, we will be open from 8:00a.m. to 4:00p.m. on Thanksgiving, November 24th and Christmas Day, December 25. If you have any questions about this, please contact the front desk.

WEBSITE

Our website is: www.fourwindsbeachresort.com Password for owners is "sunset"

Four Winds Beach Resort

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Saturday to Saturday Timeshare Calendar

Enclosed with this newsletter is a Proxy and a Proposed 2023 Operating & Reserve Budget