

The Estates at Windermere HOA
Board of Directors & Annual Meeting
Health Central
10000 W. Colonial Dr.
Bradford room
Wednesday January 27, 2010

MINUTES

Directors Meeting was called to order at 6:45 p.m.

In attendance were Steve Sargent, Jason Gamel, Mike Whitethorn and Kyle Brown. Rex Bowman was present for Community Management Professionals. A quorum was established. Notice was served by the display board sign at the community gate.

After review of the 10-21-09 minutes Jason made a motion to approve and Kyle gave a second. Motion passed unanimously.

No landscaping report was given. Steve noted that Country (our landscaper was doing a good job and the community looked good.

ARB had no report to give. Rex reported no request had been turned in to him.

Rex Bowman gave the managers report.

1. Financial report for December shows total assets of \$112,159 with \$88,199.51 of that amount in reserves. The delinquency report shows as of 12-31-09 the total delinquency is \$544.64. As of 1-27-09 that amount is \$4,282.75 (new Quarter).
2. The new C-3 system is being installed at Community Management Professionals starting February 1. It will be about 1 month before everything is moved to the new system. The new system will give owners the ability to view much of the information on their account.

Old Business

- a. Steve asked Rex to make sure all records were back from Windermere Accounting. Rex agreed to do it.
- b. Paint chip book from Color Wheel was discussed. Kyle agreed to bring the book back so it could be returned.

New Business

- a. Sidewalk gate repair was discussed. Rex agreed to get quotes to complete the needed work.

**The Estates at Windermere HOA
January 27, 2010
Annual/Board Meeting Minutes
Page 2 of 3**

- b. Steve reported the PVC fence needed cleaning again. Rex agreed to get quotes.
- c. The dead weeping willow tree (near Rules home) was discussed. Steve said he will talk to Country to see about getting it cut down.
- d. Discussion was held about the need to thin/trim trees in the spring. Rex was asked to have other vendors contract Steve for quotes to do the job.
- e. Clean the gate house was discussed. Rex said he would ask the companies quoting cleaning the fence to also quote the cleaning of the guardhouse. Steve said he could clean it if necessary. Mike agreed to help if Steve decided to clean it.
- f. Since the association CD's were signed for by Kathy Sheppard the board asked Rex to contact the bank to find out how best to change the signer on the account to other board member(s). Rex agreed to do it.
- g. The landscape lighting in front of the community was discussed since it is not working properly. Steve agreed to cont Illuminations (The company that installed) to see if they could solve the problem.

Directors meeting adjourned at 7:20

ANNUAL MEMBERSHIP MEETING

Meeting was called to order at 7:21. A quorum was certified with 7 required (10% of 66), we had 6 present and 6 proxies for 12 total.

The 2009 annual meeting minutes were reviewed. Kyle made a motion to approve the 2009 annual meeting minutes and Jason gave a second then the motion passed unanimously.

The candidates on the ballot were voted upon. The new Directors are:

Kyle Brown
Jason Gamel
Dennis McCarthy
Steve Sargent
Michael Toscano

Open Forum brought no comments from the floor

Annual Meeting adjourned at 7:28 p.m.

DIRECTORS MEETING (After Annual Meeting)

A director meeting was called to order at 7:29

Quorum was established.

**The Estates at Windermere HOA
January 27, 2010
Annual/Board Meeting Minutes
Page 3 of 3**

Election of officers was held. Here are the results:

Kyle Brown -Director

Steve Sargent - President

Michael Toscano - Treasurer

Dennis McCarthy - Secretary

Jason Gamel - Vice President

With no further business the meeting adjourned at 8:08 PM

Respectfully submitted,
Rex Bowman, LCAM,
For the Board of Directors