

**The Estates at Windermere HOA**  
**Board of Directors Meeting**  
**Steve Sargent Home**  
**2333 Ridgewind Way**  
**Wednesday February 17, 2010**

**MINUTES**

Directors Meeting was called to order at 6:40 p.m.

In attendance were Steve Sargent, Jason Gamel, and Dennis McCarthy. Kyle Brown and Mike Toscano were absent. Rex Bowman was present for Community Management Professionals. Two homeowners also attended the meeting. A quorum was established. Notice was served by the display board sign at the community gate.

After review of the 1-27-10 minutes Jason made a motion to approve and Steve gave a second. Motion passed unanimously.

No landscaping report was give. The board discussed the concerns about St. Augustine grass and the possible options to it. Rex agreed to send all the information he had to the board and board agreed to consider having a meeting dedicated to grass discussions.

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 January is in your packet showing total assets of \$130,325.41 with \$89,193.70 of that amount in reserves. The delinquency report is also in your folder. As of 1-31-10 the total delinquency is \$4,282.75. As of 2-17-10 that amount is \$2,279.39 (new Quarter).
2. The new C-3 system is being installed starting February 1. The new system will give owners the ability to view much of the information on their account.

**Old Business**

- a. The community website was discussed. The requested updates have still not been made on the website as requested by Steve. Rex was asked to contact the webmaster and request the source codes for the site. Rex agreed to do it.

**New Business**

- a. Gate quotes for the man-gates were discussed. Rex was asked to get at least one more quote and to make sure the one that was high gave an apples for apples quote

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- to match the other quote scope of work. Rex agreed to do it.
- b. The Community CD's were discussed and board agreed changes to signers were needed ASAP. Jason made a motion the President and/or Treasurer always is the signer(s) on the accounts. At this time that is Steve Sargent as president and/or Mike Toscano as Treasurer.
  - c. Jason discussed the violations taking place in the community. He has safety concerns for kid's activities in the community as well as the liability to the Homeowners Association. Jason agreed to draft a letter to be placed in the newsletter to bring awareness to all in the community
  - d. Because of meeting conflicts for the March meeting the date was changed to March 24<sup>th</sup> and will be held at Dennis McCarthy home 2230 Ridgewind Way.

With no further business the meeting adjourned at 7:36 PM

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