

The Estates at Windermere HOA
Board of Directors Meeting
Steve Sargent Home
2333 Ridgewind Way
Wednesday June 23, 2010

MINUTES

Directors Meeting was called to order at 6:37 p.m.

In attendance were Steve Sargent, Dennis McCarthy, and Kyle Brown. Jason Gamel and Mike Toscano were absent. Rex Bowman was present for Community Management Professionals.

After review of the 4-21-10 minutes Steve made a motion to approve and Kyle gave a second. Motion passed unanimously.

Dennis gave the landscaping report. Dennis reported the work completed by Country looked pretty good but still needs some flowers and touch up to finalize the front. Dennis reported he wants to consider dressing up the gate pushbutton station to bring it up to the standards of the community. He asked Rex to furnish contact information on contractors that could do that work. Rex agreed.

ARB had no report to give. Rex reported no request had been turned in to him. The requirements to enforce ARB rules and regulations were discussed by the board. The board asked Rex to email the ARB sample rules and regulations from other communities so they could see what needs done to make sure Estates at Windermere met the requirements. The board also asked Rex to invite the ARB to attend the next meeting of the board. Rex Agreed to do it.

Rex Bowman gave the managers report.

Financial report for May shows total assets of \$129,291.61 with \$95,273.82 of that amount in reserves. The delinquency report shows as of 5-31-10 the total delinquency is \$1,069.27.

Old Business

- A. The website for the community was discussed. Steve agreed to follow up on this project and might possibly find someone in the community able and willing to take over the website
- B. The repair to the gates will be left on agenda for future consideration.

New Business

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- a. Rental issues for 2206 Ridgewind were discussed. Board members explained that it appears rental activity is still going on. Board agreed that short term rental could not be allowed and board would take all necessary action to stop any efforts to do that.
- b. Dennis reported the new item for the play park has been purchased. Dennis agreed to send the invoice where he had to pay up front to get the item ordered to Rex for Reimbursement.
- c. Next meeting was set for 8-18-2010.

Steve reported the tank work by Cliff Godley has been completed and told Rex it was okay to pay the \$1,250 invoice when it arrives.

Dennis noted he would like to consider purchasing park bench(s) to help the look of the community. Rex agreed to send Dennis catalogs that gave information and pricing.

The need for trees in the community was discussed. Rex noted he had worked with a county group called Treescape that furnished trees to communities free. Board asked Rex to check into that possibility. Kyle agreed to evaluate the community for number of trees needed and where they needed to be located.

Kyle offered to take a look at the community sidewalks for possible trip hazards or other issues requiring attention / repair. Rex agreed to provide names of possible vendors for the concrete work.

With no further business the meeting adjourned at 7:54PM

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