

Estates at Windermere Homeowners Association
Board of Directors Meeting January 18, 2005

DRAFT MINUTES

QUORUM ESTABLISHED:

- Present: John Bolanovich, Danny Humphress, Kathy Sheppard, Dan Zanini
- Absent: Clarice Honeywell, Jon Schwartz, John Yarbrough

Meeting convened at 6:30 pm by Humphress. Proof of Notice verified by posting at the Exit Gate of the Association.

APPROVAL OF MINUTES: A motion to approve the prior Meeting Minutes, with the corrections identified by Sheppard, was made (Humphress/Zanini). Motion carried.

LANDSCAPE COMMITTEE: Janis Zanini was asked to provide a written copy of her report for the records. She reported on contacts with PLM, Irrigation by Larry Owens and Heron Pest Control. She reminded the Board that there are still dead trees that must be removed. She recommended some plant material be added to the beds along McKinnon where mulch was added to help retain the mulch in the bed.

- **TO DO:** Rumely to fax request to PLM to set irrigation timer to water annual 3x per week and this request should be implemented whenever new annuals are added to the landscape.

A motion was made (Zanini/Humphress) and carried that the Landscape Chair has been granted the authority to deal directly with the Landscape/Irrigation vendor and the pest control vendor as long as actions are consistent with Board directions/policy.

ARB REPORT: Mark Sheppard reported that he expects the variance request for Lot 44 to be approved by Orange County. This does not affect the prior approval of the project at this residence which was also subject to Orange County permitting requirements.

OLD BUSINESS

- Sidewalk repair: Rumely reported that due to a birth, Water Werks has not been able to complete their approved work. No new date has been provided by the vendor.
- Insurance coverage for the tot lot and tennis court – in progress by Rumely
- Irrigation system repairs-Rumely reported that the repairs invoice was paid due to the extended delay in getting PLM to survey the irrigation system.
 - **TO DO:** Rumely to ask PLM to put their response policy regarding phone calls into writing.
- Irrigation by Larry Owens has declined to provide an additional schematic for the rear section of the irrigation system as no repairs were made to this area. They also declined to modify the original schematic to indicate where the heads are located as they do not feel this was in their scope of work. The Board expressed concerns that this invoice had been paid and that any deficits in the repairs would

not be corrected. Rumely indicated that a survey with PLM's irrigation supervisor was finally scheduled for 1/20/05.

- A bid on the work to clear the NW retention pond (behind the vinyl fence) has not been received from Water Werks.
- The previously approved work to fix the signage has not been completed.
 - **TO DO:** Rumely will contact vendor again.
- Rumely reported that the owner at 2200 Ridgewind Way did get the appropriate permits.
- Bolonovich reported that the Clarification to the Rules and Regulations had been recorded in Orange County and the next step was to mail copies to all homeowners. He will provide a cover letter.
 - **TO DO:** Rumely will facilitate the mailing.
- Kathy Sheppard will make meeting reservations for Feb-April at the Winter Garden Library.

ADJOURNMENT: Motion (Humphress/Bolonivich) made and carried to adjourn the meeting at 7:05pm.