

Estates at Windermere Homeowners Association  
Board Meeting August 25, 2005  
Stoneybrook West Golf Club  
DRAFT MINUTES

OPEN FORUM: None

QUORUM ESTABLISHED:

- Present: Kathy Sheppard, Joe Relich, Todd Rule
- Absent: Danny Humphress and Dan Zanini

Meeting convened at 6:37pm by Relich. Proof of Notice verified by posting at the Exit Gate of the Association.

APPROVAL OF MINUTES: A motion to approve the July Meeting Minutes as presented was made (Sheppard/Relich) and carried.

TREASURER'S REPORT: Sheppard presented a written report (attached). A motion was made (Sheppard/Relich) to send Intent to Lien letters to anyone on the delinquency report who does not pay by the end of August.

LANDSCAPE COMMITTEE: Janis Zanini provided a written report for the record. Subsequently the Board directed:

- Ms. Rumely should document the fence rail damage apparently caused by the mowing crew and bring to PLM's attention.
- A motion was made (Rule/Relich) and carried to spend \$130 to clean up the overgrowth around the back well.
- Ms. Rumely should remind PLM to keep the banks of the back pond under control.
- Ms. Rumely should request that PLM pick up the tree limbs left on Ridgewind Way by the middle pond near the curve sign.
- A motion was made (Relich/Rule) and carried to support a community cleanup day in October coordinated by Ms. Zanini
- A motion was made (Relich/Sheppard) and carried to spend \$1164.06 with Sprinkler Repair and Landscape Lighting to replace the 4 coach lights on the Guard House and the flood lights on the signature walls.
- The next two trees to be replaced will be at 2405 and 2441 Ridgewind Way (2006).

ARC REPORT: Ms. Sheppard presented a report for Mark Sheppard, Chair

- No application has been received for the paver installation on Coral Stone Court. Ms. Rumely should followup with a second letter requesting an Architectural Review Application be submitted
- There are two re-painting requests that will be approved and one request to take out a magnolia tree which doesn't require ARB approval.

MANAGER'S REPORT: Ms. Rumely summarized activities during July/August in a written report previously provided to the Board of Directors.

- Tri-County Concrete has not yet responded to the written demand for immediate repairs to the sidewalk at 2405 RW. The Board directed Ms. Rumely to send a letter indicating the repairs

must be made within 2 wks of the letter date (certified) or the company will be reported to the Better Business Bureau.

- Aquatic Systems begun working under the new lake management contract and have already provided the first report of lake treatments.
- The insurance claim for gate damages has been filed with the homeowner's insurance carrier – expenses include both the gate repairs made by FDC and the gate repainting to be done by Mike Tobin Painting and Construction. Full reimbursement is expected. The Board directed Ms. Rumely to send a thank you note to Pete Beaudrault for his assistance in collecting information about the gate damage.
- A motion was made (Rule/Sheppard) and carried to spend \$590 with J's Quality Courts to repair the net posts at the tennis court. Ms. Rumely should determine if there are any use restrictions upon installation and lock up the court if necessary.
- Ms. Rumely should contact Mr. Shiver in response to his request for weed control at the rear of his property with several options, such as application of vegetation killer. Mowing is not an option due to the overgrown condition of the tract.

#### OLD BUSINESS:

- Tot Lot rematting bids –Ms. Rumely should summarize the previous bids and email to the Board for a decision at the next meeting or inclusion in the 2006 budget.
- Ms. Rumely reported that PEF has accepted the Board's request to repaint the street light poles; no date for this work was provided by PEF.
- Guard House- blinds and tinted windows –Ms. Zanini presented options for tinting and blinds. The Board opted to table a decision until next month.
- Family Christian School Triathlon – Ms. Rumely has provided liability waivers to the school and reported that the date had been moved up 1 week to Friday, September 2<sup>nd</sup> beginning at 10am. Ms. Rumely will email the details to Ms. Sheppard who will send a community-wide email reminding homeowners of the event.

#### NEW BUSINESS:

- Future meeting dates – Ms. Rumely is to contact Stoneybrook West regarding meeting dates of September 22<sup>nd</sup> and October 20<sup>th</sup> when the 2006 Association Budget will be approved.
- Ms. Rumely requested approval to pay outstanding invoices to All About Cleaning & Maintenance for the brick wall repair (\$250), and PLM (Inv 11022-\$111.91 and Inv 11065-\$93.90); after some discussion, Ms. Sheppard approved the invoices for payment.
- Ms. Rumely presented a proposal from Joe Michalak to perform a review of the financial status of the Association and the 2005 tax return. A motion was made (Sheppard/Relich) and carried to decline the proposal for a review of the financial statements.
- Ms. Sheppard opened a discussion on the budget and presented her proposal for a 3% increase. Mr. Rule supported an effort to bring the draft budget to homeowners for their input over the next month. More discussion and changes are expected. The Board and Ms. Rumely discussed dates for budget discussions and approval. Ms. Rumely will schedule with Stoneybrook and reported that FS 720 requires that a written notice of the budget approval that includes a draft budget for the homeowners to review, so the draft must be finalized at the September board meeting.

ADJOURNMENT: Motion (Rule/Relich) was made and carried to adjourn the meeting at 8:45pm.

MINUTES: taken by Carol Rumely, Association Manager