

**Estates at Windermere Homeowners Association  
Board of Directors Meeting – May 24, 2005**

**OPEN FORUM**

None

**QUORUM ESTABLISHED**

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

Meeting convened at 6:45pm by Humphress. Proof of Notice verified by posting on the Intranet site of the Association.

**APPROVAL OF MINUTES**

A motion to approve the April Meeting Minutes with one change was made (Relich/Humphress) and carried.

**TREASURER'S REPORT**

Kathy Sheppard provided a written report for the record indicating the Association is \$1825 over budget for the month and \$5351 under budget year-to-date.

- She reminded the Board this does not include recent expenses for trees, sod, annuals, compost, gate repairs and work to restore grass to the sites where trees were removed – estimated at \$4000.
- Ms. Sheppard directed that the upcoming expense when approved for the Road Inspection should show on the balance sheet as “spent from Road Inspection Reserve”
- Ms. Sheppard requested board approval to reimburse a homeowner, who voluntarily pruned some trees on common property, for the dump fees. A motion was made (Humphress/Relich) and carried to reimburse the homeowner. The check should be sent with a TY note asking them not to do it again without prior permission.

**LANDSCAPE COMMITTEE**

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

- Rumely to contact an alternate vendor for an alternate bid to remove the dead tree at 2405 and install a 45 gal Hi-Rise oak (*Quercus Virginiana*).
- Janis was authorized (motion made and carried – Humphress/Relich to spend up to \$75 for compost and annuals for the bed adjacent to the tennis court.
- Rumely to continue discussion w/PLM regarding a reduction in the March invoice for 5 rotors
- Rumely to confirm stumps were ground up by Sunstate and to email Kathy addresses; she will then approve payment of the \$630 invoice.

**ARC REPORT**

Reported by Ms. Sheppard for Mark Sheppard

- Exterior painting for 2200 was approved.

## **MANAGER'S REPORT**

Ms. Rumely summarized activities during April/May in a written report previously provided to the Board of Directors.

- Rumely requested information for the OC Neighborhood Services directory update
- Rumely requested approval to pay FDC for April 12th service call (\$513.50)- approved

## **OLD BUSINESS**

- Sidewalk repair at 2405 Ridgewind residence is pending; awaiting Tri-County Concrete to schedule the repair. Rumely is to contact again for a date.
- Tree root removal – Rumely is to confirm stumps were ground and email addresses to KS; she will then approve payment of \$630 to A Sunstate Tree Service. Rumely was asked to get bids for grading soil and sodding.
- Tot Lot rematting bid – Only one bid received by meeting date; Rumely was asked to get another.
- Streetlight – Rumely reported the one on the first corner of RW and WB was fixed but the light at the end of WB and RW is now on all the time. It has been reported to PEF.
- Guard House critter removal –pending inspection by Joe Relich
- Tennis court-net tightening handle – Relich reported some options for controlling; some form of tie-down strap will be applied
- Gate repainting – invoice approval pended for further work by vendor; Rumely to contact him for refinements to job
- Algae bloom in middle pond – Rumely reported a consultation with Aquatic Systems was scheduled for Thursday 5/26.
- Scope of D&O coverage – Rumely reported committee members of committees established and appointed by the Board are covered; the response from Hillcrest was emailed to the Board previously
- Mischief letter – Zanini reported a draft would be emailed by the end of the week to the Board for review.

## **NEW BUSINESS**

- Tree replacement – Rumely was asked to get bids for 4 oaks
- Rumely reported on a request from OC Water Watch for a night time access code and recommended the Board provide OC Water Watch with a gate access code providing 24/7 access- DH to create and add to gate software
- Guard House- blinds and tinted windows – Relich to investigate further
- Future meeting dates – Rumely to contact Stoneybrook West for June 15th.

## **ADJOURNMENT**

Motion (Humphress/Relich) was made and carried to adjourn the meeting at 8:10pm.