

Estates at Windermere Homeowners Association  
Board Meeting July 28, 2005  
Stoneybrook West Golf Club  
**DRAFTMINUTES**

OPEN FORUM: None

QUORUM ESTABLISHED:

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

Meeting convened at 6:40pm by Humphress. Proof of Notice verified by posting at the Exit Gate of the Association.

APPROVAL OF MINUTES: A motion to approve the June Meeting Minutes as presented was made (Humphress/Rule) and carried.

TREASURER'S REPORT: None presented due to the Treasurer's absence

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

- Ms. Rumely to arrange for reimbursement of Ms. Zanini's expenses for the previously approved expenses of \$78.18
- Ms. Rumely to request that PLM prune the shrubs around the power box at the Roditus residence (2510 RW) to the top of the box and reduce the width of the shrubs as well.
- Ms. Rumely to request that the palms around the tennis court be pruned again; more dead fronds have appeared and to remind landscape crews not to mow around debris, but to pick it up.

ARC REPORT: None presented due to the absence of the Chair, Mark Sheppard

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

- Sunstate Tree Service provided an estimate of \$375 to remove the tree across from 2309 RW, so the Board's approval is requested
- Tri-County Concrete has not yet responded to the written demand for immediate repairs to the sidewalk at 2405 RW.
- Aquatic Systems has executed the lake management contract and reports their start work date is 8/1.
- David Tuccio/PLM has reported the dying annuals will be replaced at no charge due to bad nursery stock.

OLD BUSINESS:

- Sidewalk repair at 2405 Ridgewind residence is pending; the Board requested Rumely contact the vendor and try the "bad cop/good cop" routine in an effort to get quick resolution.

- Tree root removal –Rumely provided a bid for grading soil and sodding from PLM. The Board decided to wait for Ms. Sheppard’s option.
- Tot Lot rematting bid –The Board opted to put off doing this project for a while longer.
- At the request of the Board, Ms. Rumely is to contact PEF regarding painting of the light poles
- A motion was made (Rule/Humphress) and carried to accept the bid from All About Cleaning & Maintenance for \$250 to repair the brick end cap at the signature wall. The major and most delicate portion of this job is removing the old grout. If the bricks break, then an additional cost for new brick will be incurred.
- Tennis court-net tightening handle – Ms. Rumely reported the tennis court company provided a re-surfacing bid instead of a simple repair bid. She is following up to get the repair quote.
- Ms. Rumely reported the final Lake Doctors invoice would be paid in early August for July services. A report was received in the mail.
- Mischief letter – The Board decided to drop this issue, so no draft is needed from Mr. Zanini
- PLM’s schedule to purchase, deliver and install 4 Hi Rise oaks for \$485/tree has been delayed. Ms. Rumely is to determine with Ms. Zanini where the new trees will go.
- Guard House- blinds and tinted windows – no report yet; Ms. Zanini will check on tinting and Mr. Humphress will check on blinds
- Dead trees – Ms. Rumely provided a quote from Sunstate for \$375/tree. A motion was made (Humphress/Relich) and carried for Ms. Rumely to execute a contract with Sunstate for \$750 to get both trees removed.
- Family Christian School Triathlon – Ms. Rumely reported that creation of necessary paperwork, i.e. waivers of liability is underway.

NEW BUSINESS:

- Future meeting dates – Ms. Rumely is to contact Stoneybrook West regarding the third Thursday in August for the next meeting.
- Ms. Rumely requested approval to pay outstanding invoices to the Davidson Design Group (\$2500) and PLM (5/24-\$1165.52, 6/2-\$86.95 and 6/16-\$108.90); after some discussion, a motion was made (Humphress/Relich) and carried to pay these invoices.
- Ms. Rumely reported that FDC had repaired the gate damage caused by a homeowner and a quote for the repainting work was in progress. An insurance claim with the homeowner’s carrier has been filed.
- Discussion on the Road & Storm Drainage report led to a conclusion that most of the work could be done by homeowners, but Ms. Rumely is to contact the vendor recommended by the engineer for a bid.
- Ms. Rumely provided a generic budget schedule for the board’s consideration, which will be emailed to all board members. She reported that Leland’s policy is to use coupons for all associations with quarterly or monthly assessments. If the Board desires statements, they can vote to shift assessments to payment on a semi-annual or annual basis.

ADJOURNMENT: Motion (Humphress/Rule) was made and carried to adjourn the meeting at 8:00pm.

MINUTES: taken by Carol Rumely, Association Manager