

ESTATES AT WINDERMERE

Board of Directors Meeting

Stoneybrook West Golf Club

January 26, 2006

6:30pm

AGENDA

ACTION ITEM **MOTION**

Open Forum for Homeowners

1. Establish Quorum-

- ◆ Joe Relich, Dan Zanini, Todd Rule (Not present), Kathy Sheppard, Ragini Patel,

2. Call to Order and Proof of Notice-

- ◆ Sign up 48 hours

3. Approval of Prior Meeting Minutes-

- ◆ Kathy **moves** to accept, Joe Seconds, all approve

4. Treasurer's Update-Kathy

- ◆ Attached report written by Kathy
- ◆ BOD thanks Kathy for bringing HOA in under budget for 2005.
- ◆ Road reserve study done last year-need to be done every 3 years (County), cost is \$2,500+- (\$50 per house goes into fund every year for roads)
- ◆ Discussion of road reserves and the amount of money in the fund. Is it sufficient? Options...

5. Landscape Committee Update- Janice Zanini (written report will go in file)

- ◆ PLM called on 1-4-06 that Irrigation pump was not working.
- ◆ PLM removed pump from well- indicated a larger pump may be needed
- ◆ Management Company has secured bids. For pump
- ◆ Stones attached to wall
- ◆ Bulbs replaced
- ◆ White lines were painted
- ◆ Creative Lighting will give estimate for front
- ◆ A stump needs removal
- ◆ 3 new trees will be planted
- ◆ Annuals doing poorly-possibly roses?
- ◆ Bougainvillea planted by fence line-do not encourage residents to plant on McKinnon
- ◆ Suckers removed from curb side tree

6. ARB Update-

- ◆ Schwartz home-approved for paint with restrictions (2105)
- ◆ Holden home- driveway and door approved (2618 Coral Stone)

7. Manager's Update-

- ◆

8. Old Business

- Management Services turnover
 - Payment draft and electronic problems
 - Discussion by Spencer on financial and an update on how the changeover is working. Past Management system uses proprietary software, SWP Management uses QuickBooks Pro.
 - **Spencer** will call past Management Company and ask them to send auto-pay money to SWP Management.
 - Discussion of reconciliation as some residents have paid Leland and SWP Management-**Spencer** will reconcile with Leland.
 - **Spencer** will send Board email when this is reconciled **NO RECORD**
- Gate –stone repair by Ragini, color matching is difficult.
- Painting of directional signage at Exit Gate status-job complete and contractor paid
- Fence rail damage – PLM damaged-**Carol** will contact-**DONE-PLM WILL REPAIR**
- Web site turnover –Kathy MOVES to have SWP Management take over website, Joe seconds, all approve-**MOTION** carries-SWP management will design one and get up in a week or so.-**SWP Management** will begin on site and send BOD a link to current site for BOD to review.-**DONE SITE IS UP**
- Sidewalk and curb repair status-(Repair of curbs and sidewalks) Carol (SWP Management) asks if it is approved-KM bid is enclosed in BOD package-BOD reviews.-**Carol** to contact KM to see where the insurance form is. Discussion of the necessity of the repairs. (\$6400 for sidewalks, \$2000 for curbs)-**MOTION**-Dan Moves, Joe seconds, all approve-**SWP Management** contact vendor. **DONE** **NO RECORD!!!**
- Tree trimming status-PLM will finish-**SWP Management** follow up-**DONE PLM will do work in a couple of weeks**
- Mulch status- PLM billed for mulch in the Fall and it has not been done-**SWP Management-DONE** Trees in front and come inside neighborhood. Mulch has already been accounted for in financials.-PLM emailed Janice that mulching will be done end of January.
- Pump replacement-see new business
- Playground discussion and the cost to upgrade-Joe discusses. This will be a big expense-Kathy suggests a committee for this purpose. BOD may need to levy a special assessment. Discussion of change of use and the language in the documents.

9. New Business-

- ◆ Irrigation-Carol at SWP Management gives presentation on the bids for the pump replacement. Bids are attached in BOD package. Discussion of renting a pump-suggestion from Mr. Sheppard. There are also verbal bids-information in BOD package. There are many variables in each bid.-Discussion of all bidders-Dan mentions his dissatisfaction with this time frame and wants to make a decision on the PLM bid. Joe MOVES to go ahead with PLM, Dan Zinini seconds, Kathy abstains, **MOTION** carries-PLM chosen as contractor for pump replacement- **SWP Management** will contact PLM to award contract and will contact Board contact with start time. **DONE**
- ◆ SWP Management contact FDC to adjust volume control-make it louder and check system (lot #35-Reeth and Lot #9-White) are out of order?-**SWP Management contct-DONE**

10. Adjournment-7:59 pm