

ESTATES AT WINDERMERE

Board of Directors Meeting

Stoneybrook West Golf Club

Minutes

July 20, 2006

Establish Quorum- Present: Joe Relich, Kathie Glass, Kathy Sheppard, Janis Zanini, Ragini Patel, & Kris Schaffer from Community Management Professionals (CMP) and David Tuccio from PLM

Absent: Todd Rule, Kara Lynch

Call to Order and Proof of Notice- 6:42, sign out 48 hours

Approval of Prior Meeting Minutes- Kathy moves to approve, Kathie Glass seconds, all approve

Guest Speaker -David Tuccio, President of PLM

Some Tree trimming left to do

PLM is catching up from "a bad month in June"

Repaired the well (was making noise) with a minor adjustment

Would like to do walk-through's with Kris or a board member every month

PLM does irrigation inspection every Tuesday of every month

Janis questioned David on following:

- PLM not cutting or weed whacking around well area
- Beds on McKinnon have weeds dead hawthorns that need to be pulled out
- Tennis courts hedges not trimmed along court fences
- Trees on McKinnon need trimmed
- Straps on some trees need to be removed
- Parking in front area impedes traffic

David reported that he would take care of all of the above

Joe added that PLM should strive for consistency

Treasurer's Update-Kathy Sheppard

- ◆ CMP provided a Balance Sheet and P&L to the board
- ◆ Kathy provided a summary Report to the board
 - ◆ YTD \$3,504 over budget: this includes \$15,713 spent on non budgeted items (well pump, sidewalk and curb repairs)
 - ◆ \$3,478 for items paid late (July) for June's expenses -should be over budget YTD \$6,982
 - ◆ Reserves \$19,077 total available (Misc Reserves and Working Capital less Renew Grant commitment)
 - ◆ Other Reserves include \$28,501 Road Reserves & 2,800 in Road inspection reserves
 - ◆ One house sale in July-\$1051 to come in soon for working capital
 - ◆ Tax Return no status. CMP cannot locate extension filed by SWP's accountant. CMP has been asked to call SWP to obtain copy. No word yet from CMP on outcome.
 - ◆ CMP printed wrong late charge on coupons
 - ◆ CMP was asked to send statement to approximately 14 homeowners with odd balances. No word from CMP on this status
 - ◆ Kathie Glass reported CMP Estoppels not being filed correctly to include working capital. Kris will check.

Landscape Committee Update- Janis

- ◆ Weed whacking along fence needs to be done
- ◆ PLM has been asked to prune on the south end of property along McKinnon/sidewalk.
- ◆ Robelini will be turned next week at a cost of \$85.00

ReNew Grant update-Janis

Janis reported on the three landscaping bids she has obtained
Kathy Brown is working on bids for painting and repairing signature walls
She needs two more bids
Grant application will be submitted early August

ARB Update-Mark Sheppard

- ◆ One outstanding ARB application: 2411's driveway pavers and concrete pad in back
- ◆ The gate arms have padlocks which have rusted and been painted on and no one has keys. This prevents opening the gated during power failures. Kris to have these cut off and replaced next week

Manager's Update-

- ◆ Homeowner Violations list was presented to BOD. All received friendly letters or phone calls
- ◆ Some discussion on the list ensued.

Play Park Committee – Mindy Reeth (play park committee)

- ◆ Reported 41 responses from the play park survey mailing:
 - ◆ 4 no comment but wanted no assessment
 - ◆ 20 wanted replacement of equipment
 - ◆ 8 wanted gazebo and smaller playground
 - ◆ 2 wanted play ground behind tennis courts
 - ◆ 11 wanted Gazebo seating
 - ◆ 3 wanted sports court
 - ◆ 1 wanted dock at common area at the lake at west end of property
 - ◆ 1 sell lot behind tennis courts
- ◆ Mindy reported general feeling was that the majority wanted a gazebo and to do the playground project in phases
- ◆ Could do financing for 2-5 years with a monthly payment in the \$600 range
- ◆ Will get more bids with survey results in mind
- ◆ Will have proposals with options by next meeting

Joe stated we should send out another notice for the next meeting and the goal should be to make a firm decision at next meeting.

Old Business

- ◆ Demolition of old equipment has been completed at a cost of under \$900
- ◆ Chain link fence repair- has been completed at a cost of \$50
- ◆ Guard House lights (photo cells) repair has been completed. Kris was not sure of this cost
- ◆ Security system status: Joe to look at the Sam's Club equipment
- ◆ Web site Status: Kathy reported the web site up and running. Web site has gate forms, ARB forms, minutes, budgets, contacts, etc. WWW.EAWFL.ORG. All submittals to the website other than minutes should be approved by Todd Rule.

New Business-

- ◆ Survey of roads for resurfacing/re paving - Kara waiting on reports.
- ◆ Newsletter – Kris to have a representative come to next meeting to explain what CMP can put together for us on a quarterly basis. It would be done at no expense to the community.

Adjournment-.8:15 pm

Minutes taken by Kathy Sheppard