

The Estates at Windermere HOA

Board of Directors Meeting
Stoneybrook West Golf Club

September 21, 2006

Meeting was called to order at 6:40 p.m.

In attendance were Kathie Glass, Ragini Patel, Kara Lynch, and Todd Rule and Kathy Sheppard and Janis Zanini. Absent: Joe Relich. Richard Drake was present for Community Management Professionals, Inc. A quorum was established.

Notice was served by the display board sign at the community gate.

Richard introduced Eileen from HOA Living Magazines. Eileen addressed the Board regarding their HOA newsletter services. Later, the Board voted to sign the contract to begin using their services.

The Board approved unanimously the previous meeting minutes.

The Play Park Committee was not in attendance for a status report.

Kathy circulated a draft 2007 budget with a number of recommendations for bringing the budget into balance with revenues. Each director made recommendations on the proposed budget. The Board determined to have the budget meeting at the November board meeting.

Janis provided the landscaping committee report. She reported that discussions with PLM have proved fruitful lately and they appear to be responding well. Kathy is receiving the irrigation reports and David Tuccio showed her how to interpret them correctly. Richard will look into companies that can blow mulch into entrance areas and along McKinnon (pine bark nuggets). Richard will also determine where to purchase three (3) replacement High Rise Live Oaks.

Janis will circulate a letter requesting assistance with the October clean-up.

Janis shared a proposal from Welch Creative Lighting for entrance signage up-lighting.

Janis circulated a copy of the ReNew Grant application. Richard will store the copy at CMP.

Mark reviewed the latest ARB activity.

Richard provided the Board and ARB with two (2) bids for new gate controllers.

The Estates at Windermere HOA
September 21, 2006
Board Meeting Minutes
Page 2 of 2

Richard reviewed the latest violation list.

Kathy requested that Richard obtain verification in writing from PLM Chris Hubbard that the magnetic starter on the well has been repaired.

Discussion on security systems was tabled until Joe can attend to provide an update.

Richard will obtain a design for "No Swimming" signage required by insurance companies around retention ponds. He will obtain clarification as to whether natural bodies of water require signage, also.

Richard expects to receive a bid this week on painting the street light poles.

Kara volunteered to research the plat maps of Tract J with the county regarding conservation areas.

Meeting adjourned at 8:32 p.m.

Respectfully submitted,

Richard Drake, LCAM, CMCA
For the Board of Directors