

## **The Estates at Windermere HOA**

Board of Directors Meeting  
Stoneybrook West Golf Club

**October 19, 2006**

Meeting was called to order at 6:33 p.m.

In attendance were Kathie Glass, Ragini Patel, Kara Lynch, Joe Relich and Kathy Sheppard and Janis Zanini. Absent: Todd Rule. 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.

The Playground Committee presented their findings and options for the community play area and covered structure. The Board authorized \$40,000 for this project that will be financed. The Committee will obtain further details on financing options and costs.

The Board approved unanimously the previous meeting minutes.

Kathy S. circulated the most recent draft 2007 budget with a number of recommendations for bringing the budget into balance with revenues. Each director made recommendations on the proposed budget. A number of items were scaled back to in 2007 in order to allow for anticipated payments on the playground.

Kathie G. moved to reduce budgeted funds for Trees & Shrubs from \$9,300 to \$5,000 for 2007 along with an effort to provide some direction to homeowners on how they could trim their own trees. The motion was seconded by Joe and passed 4-2, with Ragini and Janis casting no votes.

Richard will look into some late fees that appeared to hit accounts after payments were processed. Richard will notify the Board when the Wachovia transfers are completed and when the Progress Energy late fees are reimbursed by CMP.

Richard will book the meeting room through March 2007 and will arrange for payment of the appropriate room fee.

Richard reported that the first HOA Living Newsletter is being finalized and should be mailed next week.

Janis provided the Landscaping Committee report. She provided Richard with the addresses for the installation of three (3) High Rise Live Oaks. There is also a sprinkler head that is getting run over at the corner of McKinnon and Lake Buynak, Richard will report to PLM.

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Richard will call the owner at 2230 Ridgewind to look into the board that PLM keeps finding over irrigation heads.

Richard will obtain an estimate for the cost of trimming the oaks along the roadways.

Richard reviewed the latest violation list and will send the necessary reminder letters.

Richard obtained an e-mail from PLM assuring the Board that the magnetic well starter was properly installed.

Joe provided some options regarding security systems/cameras for the front gate. The Board will consider this project for 2007.

Richard will obtain pictures of upgraded signage that could be duplicated with "No Swimming" signage required by insurance companies around retention ponds. He will determine where the signage is required.

Richard provided a bid for painting the street light poles. Kathy S. will be determining if Progress Energy can paint the lights for less cost, or even the option of adding new energy efficient streetlights.

There was discussion on Tract J and the HOA's responsibilities with regard to that land. This topic was tabled until the next meeting.

Next meeting: November 16, 2006 at 6:30 p.m. (Budget Meeting).

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Richard Drake, LCAM, CMCA  
For the Board of Directors