

## **The Estates at Windermere HOA**

Board of Directors Meeting  
Stoneybrook West Golf Club

**Thursday, January 18, 2007**

Meeting was called to order at 6:45 p.m.

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

The Playground Committee presented an update on their progress since the previous meeting. The play-set has been ordered and will be installed by March 2007. This will be purchased via a 5-year lease. The gazebo may require a loan.

The Board approved unanimously the November 2006 meeting minutes as revised. The year-end financials were not yet completed by CMP. Heron Pest Control is increasing their fees for 2007, Richard will obtain bids from competitors. Also, insurance costs have increased by 65% for 2007.

Janis provided the Board with her review of the past month's landscaping activity, including the mulching provided by Amaro Tree Services and annuals planted by Nanak's at the entranceway. PLM is working on obtaining three (3) high rise live oaks. The ReNew Grant was approved and will be applied to landscaping enhancements/improvements along McKinnon and the entranceway signage.

Mark Sheppard from the ARB suggested that the Board consider applying review fees to homeowners that request ARB approval after having already completed the work in question. Mark also reported that the entry gates took some abuse during the holidays and may require some investment later in 2007.

The Board determined that Richard will contact OCEPD to request a walk-thru of the Tract J conservation area. Richard will look into financing options with Flag Bank for the gazebo. Next meeting will include a budget/financials overview for the new board members.

Respectfully submitted,

Richard Drake, LCAM, CMCA  
For the Board of Directors