

The Estates at Windermere HOA

Board of Directors Meeting
Stoneybrook West Golf Club

Wednesday, March 21, 2007

Meeting was called to order at 6:35 p.m.

In attendance were Steve Sargent, Kyle Brown, Mike Whitethorn, Kathy Sheppard, Kathie Glass and Dennis McCarthy. Absent: Kara Lynch. Richard Drake and Sue Bires were present for Community Management Professionals, Inc. A quorum was established. Notice was served by the display board sign at the community gate.

The Play Park Committee reported that the play-set has been installed.

The Landscape Committee presented recommendations for the following: 1) remodeling the front entrance, including removal of juniper; 2) Proposal for pest control from Pest Patrol; 3) Proposal for removal of mistletoe and pruning of roadway trees. These three items will be considered and placed on the agenda for the next meeting.

The Board approved a motion to paint the fence by the wall and fertilize the palm trees by the play park.

The Board approved unanimously the February 21, 2007 and February 28, 2007 meeting minutes as revised. The year-end financials were not yet completed by CMP. Richard will determine what is necessary at this point to begin the tax return process with the CPA.

Kathy Sheppard provided the ReNew Grant update from Janis Zanini.

Richard will send a final notice of violation via certified mail to a homeowner regarding a bench in front of their house with instructions on the appeal process. The Board will also review a proposal provided by Mark Sheppard and the ARB regarding the ARB application process and associated fee structure. The next Board meeting will include discussion on the ARB application process and, in the event of non-application or denied applications, the enforcement process. Also, the Board will review violation letter verbiage at the next meeting.

The Board discussed recent postings of signs in the entrance common areas which are prohibited by the governing documents. Also, a homeowner has cemented over a sidewalk drainage up-pipe between 2429 and 2423 Ridgewind Way.

The Board responded to concerns and questions from several homeowners regarding the Tract J conservation area matter. The Board requested that the manager contact a

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restoration specialist as soon as possible for a discussion on this matter. Steve will contact OCEPD to determine if there is any way to amend the Tract J boundaries.

Meeting adjourned at 9:50 p.m.

Respectfully submitted,

Richard Drake, LCAM, CMCA
For the Board of Directors