

## **The Estates at Windermere HOA**

Board of Directors Meeting  
Stoneybrook West Golf Club

**Thursday April 19, 2007**

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

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

Jim Park an Engineer and Developer as well as a homeowner came to discuss Track "J". He discussed with the board what he had found plus thoughts and plans on how to deal with the issues. Jim noted that he needed plans and they were not on line because South Florida water district was over the project. Kathy Sheppard agreed to do the leg work to get what was needed. Our permit with South Florida is number 48-00830-5.

The board Discussed track "J" further and noted a group of homeowners were to meet Sunday to try to identify where the stakes were for track "J".

The Board after two minor changes approved unanimously the March 21, 2007 meeting minutes as revised.

The play park was discussed. Kathy Sheppard noted that it was very critical to pay the invoice before the 20<sup>th</sup> of each month or there would be a cost penalty.

The Treasurer's report was given by Kathy Sheppard. Kathy noted the financials still were not correct and she had given information to CMP accounting. Kathy asked if management would verify to make sure every new owner had paid the capital fee as required. Management agreed.

The Landscape Committee report was given with an email.

From: Tina Bruefach & Kathy Brown

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This past month the annuals (perennials) have been planted at the gate, the grant work has been completed on McKinnon Rd. Tina and Kathy are in the process of pressure washing and painting the well fence. The pressure washer is being borrowed from a homeowner and paint and rollers total cost is \$30.22. A reimbursement for that amount from the association would be appreciated. The palm trees at the tennis courts have been fertilized.

We again strongly suggest a letter be sent to homeowners encouraging them to have their oak trees pruned at a reduced cost to them since we can have a company come out on a specific day to do the community. Several Oak trees have a large amt. of mistletoe and must be pruned.

We also would like the board to make a decision on a new lawn and shrub pest control/fertilizer company, even if it is monthly. We are now spending hundreds of dollars for no reason since Heron has raised prices. Tina switched to Pest Patrol for her own property.

We also urge the board to at least have the juniper removed from in front of the roses and re-landscape as described in previous estimate by PLM. (\$750.00) This includes large stones to complement the stone on the guard house and some colorful plants.

Also, if you have not noticed, much of the Indian Hawthorne is old and dying, bare areas clearly visible. Taking out these areas and replacing it with sod would leave us with only the center islands for annuals. There will be so much more color with the removal of the juniper, (so we can see the beautiful roses that are being covered by it) and doing so will save us \$1000.00/yr. - the cost for flowers in the two side areas.

Tina Bruefach and Kathy Brown - Landscaping Co-Chairs

Kathie made a motion to request that the landscape committee bring their plan/request to the next Board meeting for review by the board. Kara gave a second and the motion passed unanimously.

Kathy made a motion to contact the landscape committee letting them know they could draft a letter for homeowners letting them know it is okay to trim their trees. Kathie gave a second and noted there was confusion over some past actions by the board.

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The ReNew grant was discussed and it was noted that the walls are now being done and the painting is in progress.

Rex was asked to get two pest control bids for the community. He agreed to do it. Kathy Sheppard agreed to show any vendors wanting to quote the scope of work to make sure everyone quoting bid on the same job.

There was a brief discussion on changing the ARB policy. Mark agreed to write up another draft for the board to review next meeting.

Security System tabled for next meeting

There was a brief discussion about a final notice that went out to a homeowner in December regarding roof cleaning. It was decided to table this issue until more research could be done and a set policy of this and other ARB issues could be decided.

A homeowner emailed a complaint about kids shooting paintballs in the common area behind the tennis courts. A brief discussion ensued. It was decided since this was an isolated incident no action was required.

Delinquencies and the late fees for the community were discussed. The covenants say a maximum of \$50.00 can be charged. \$25.00 is the amount now being charged for the quarter. Kathie made a motion that a \$25.00 late fee be charged after 15 days as always but also charge another \$25.00 after 30 more days had passed. Kara gave a second and the motion passed unanimously. Kathy Sheppard agreed to put in writing exactly what the board wanted and management agreed to charge as instructed.

Next meeting – TBD ( Possibly 5-17-07)

Meeting adjourned at 9:35 p.m.

Respectfully submitted,

Rex Bowman, LCAM,  
For the Board of Directors