

**The Estates at Windermere HOA**  
Board of Directors Meeting  
Main Street Realtors  
401 Main Street, Suite B  
Windermere, FL  
**Thursday May 17, 2007**

Meeting was called to order at 6:30 p.m.

In attendance were Mike Whitethorn, Kathy Sheppard, Kathie Glass and Kara Lynch, Steve Sargent, and Dennis McCarthy. Absent: Kyle Brown. 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.

Open forum brought one homeowner explaining his concerns about a dog bite that he and his wife suffered on the previous Sunday. A dog not on a leash attacked his dog while he was walking his leashed dog. His concern was that he had seen several dogs not on a leash in the community. He suggested the board notify the community of both the County ordinance on dog on leash plus the community covenants to keep dogs leashed. The board agreed and ask Rex to develop a letter to send to all homeowners when the planned landscaping letter was sent to homeowners, this would save postage.

Rex was asked to develop a letter to place with a planned letter going out that explained to the homeowners the covenants plus the county ordinances about dogs not being on a leash. Rex agreed to do it.

A discussion was held on the reserves and how they are identified on the budget. It was discussed that the money not be given a specific objective but rather a general identity like Recreation rather than swing set.

Minutes from the 4-19-07 meeting were reviewed. Kathie made a motion to accept the minutes and Kara gave a second. Motion passed unanimously.

Rex gave the treasurers report. Financial report shows total assets of \$101,052.14 with \$62,653.37 of that amount in reserves. The delinquency report as of 4-30/07 is \$2,978.13.

The Delinquency ran today shows \$1,691.66, down from \$4,750.25 our last meeting. We have one homeowner at the attorney.

Tina Bruefach gave the landscape report.

Completed work

Fence at well pressure washed and painted

Perennials planted at entrance

New bids obtained for Pest Company

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New bids obtained for lawn Maintenance Company

New bids obtained for tree work

Pest Company- I strongly recommend EPLS, Roi Levine has a master's degree in horticulture and agriculture. He was extremely knowledgeable and tried to save money when possible. I requested them to include the grass from the street to the well since it is clearly visible and will impact 2 homeowner's properties. I also requested fire ant treatment to include the play park area and grass at sidewalk near retention pond next to me and in front of center pond. We have a severe ant problem in these places and the sidewalk is used by many children as well as adults. Ant mounds spill over onto pavement. This is nontoxic and a yearly application. I personally have used TruGreen Chemlawn, Middleton and Heron and have almost taken the first 2 to court.

Prices= Middleton-\$7490/yr + \$20 initial service

Heron-\$5994/yr

Pest Patrol-\$5040/yr

EPLS-\$4800/yr, Fire ant Tx. \$787.00/yr

TruGreen - \$3490/yr includes \$208-fireant Tx.

Tree Company- Jeff Baugher from Girard was great and his price is good

Lawn Maintenance – I have known Gary Gosselin for 2 yrs, and he has never given me a problem. He will meet PLM's price of \$2200/mo and include a monthly irrigation check. He will do repairs himself and be on premises weekly. He will hire 2 new men and purchase new equipment if given this contract. He will perform same duties as in PLM contract and keep Oak trees at 14ft. on street. He will repair irrigation at \$10/hr. He will plant annuals/perennials for \$700-\$800/yr. He is including tree pruning in his insurance.

Markham Woods- \$2400/mo –Lawn and fertilization-no degree, licensed, spot treatments-not all grass, person responsible for chemicals never on property.

I have spent many hours on these issues and request that the board make final decisions. I think we have looked very closely at these issues and just need to make some decisions. I need contractors I feel I can rely on and will do a good job; I have serious concerns when something is too cheap and have been burned in the past.

I honestly did not expect to spend this much time with this position and don't know that I can continue to do so. We have discussed this for over 2 months and it is time to decide. If you feel any other bids are needed, the Management Company will need to do it. They should have done a lot of this to begin with. Thank you, Tina Bruefach.

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After some Discussion Kathie made a motion to hire EPLS and send a Cancellation letter to Heron. Steve gave a second and the motion passed unanimously. Rex was asked to contact EPLS and send Heron a cancellation letter.

After some discussion Kara made a motion to hire Gary's Lawn Service and send a cancellation letter to PLM. Kathie gave a second and the motion passed unanimously. Rex agreed to contact both and send a cancellation letter to PLM.

The landscape committee asked to have the Board okay to make some landscape decisions without waiting on the Board meeting. Dennis made a motion to allow the Landscape committee to make decisions on needed landscape in an amount not to exceed \$125.00. Kathie gave a second and the motion passed unanimously.

After discussion Kara made a motion to allow Girrard to trim trees in the common area under the direction and approval of Tina Bruefach to an amount not to exceed \$2,000. Kathie gave a second and the motion passed unanimously.

ReNew Grant Update by Janis Zanini, from 5/10/07 report

Landscaping and Signature wall sign painting projects are completed. The painter is supposed to do some slight touch ups but on my inspection it looks great. The painter put a varnish (or shellac) finish in clear color over the surface free of charge. He also painted the shutters on the guard shack free of charge. Kathy Brown selected this vendor and she was correct to choose him. Now he needs to be paid. I have Kathy S. his invoice and he has to send an invoice to Orange County. I thought the white pants would make the little man look snappy but the few board members who voted on this didn't see it my way. There's still time if you change your minds.

I spoke with Jason Johnson from neighborhood services. He wanted a verbal update. I have three more months of follow-up progress reports. I notified Chris from PLM to lesson watering days on Grant Shrubs. Thank You, Janis Zanini.

Yard of the month sign was discussed. It was decided that no sign would be purchased and the information would be placed in the newsletter.

Steve Sargent, the president of the association signed the 2006 tax return and Management agreed to mail it out on 5-18-2007.

Track J was discussed and Jim Park is waiting for information from the water mgmt district regarding whether or not a wetland conservation line was ever established.

The Board also voted to decide whether or not to change the Aquatic Services Vendor with a vote of 3 for and 3 against. The issue will be re-visited at a future board meeting. Management was asked to talk with them for possible elimination of the increase or at least reduce the amount. Management agreed to do it.

Security System tabled for next meeting.

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The light across the street from the community was discussed. The question was can/should it be turned back on for security. Management agreed to check with Power Company.

Next meeting – Will be 6-20-07 and the 3<sup>rd</sup> Wednesday there after.

Meeting adjourned at 9:27 p.m.

Respectfully submitted,

Rex Bowman, LCAM,  
For the Board of Directors