

**The Estates at Windermere HOA**  
Board of Directors Meeting  
Health Central  
10000 W. Colonial Dr.  
Bradford Room  
**Wednesday June 20, 2007**

Meeting was called to order at 6:50 p.m.

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

Open forum brought one homeowner asking about the conservation area and what homeowners that lived by them are allowed to do.

After discussion on the 5-17-07 minutes Kathy Sheppard noted that the heading on page 2, 3 & 4 needed changed. Kathy made a motion that after that change the minutes be approved and Steve gave a second with unanimous approval by the Board.

Kathy Sheppard gave the financial report.

**Expenses**

\$33,377 Total expenses for Jan-May  
\$46,773 Total expense **budget** for Jan-May

**YTD:**  
\$13,395 UNDER budget

***This Does Not include the RENEW GRANT expenses for the landscaping installation (\$2566.55) and the signature wall sign repainting (\$765.00) which both came out of Working Capital.***

**RESERVES:**

\$12,969 Misc Reserves  
\$11,060 Working Capital (plus \$1,261.48 for Sale of 2236 Ridgewind Sale-due June 2007)  
**\$24,029 Total Available to spend**  
**For Tract J, Gate Operators, Emergencies, etc.**

\*\*note: Seven houses currently for sale: Potential Working Capital income of \$8,830)

**OTHER RESERVES:**

\$32,265 Road Reserves  
\$ 4,096 Road Inspection Reserves  
\$ 625 Gate and Operators

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**\$36,987 Total other Reserves**

**Cash Flow**

\$22,861 in current operating bank account (CMP)

**\$ 7,000 Estimated NORMAL June expenses.**

**\$15,861 Total available cash through end of June**

**Heron will reimburse us \$555.00 for over payment from April (CMP paid in error).**

Tina Bruefach gave the landscape report. Trees that needed trimmed were overlooked on the original estimate. Tina asked the board for an increase in the amount of money approved to trim common area trees. Kathy made a motion to increase the amount by \$1,000 to a total of \$3,000 to trim common area trees. Kara gave a second and the motion passed unanimously. Tree trimming will begin next week. Nine homeowners called in response to Tina's letter.

Tina asked for money to replace shrubs, flowers and plants with new items to include large boulders. Tina estimated that \$500.00 would be enough. Steve made a motion to give Tina the \$500.00 she requested to see how the improvement would help the area. Kara gave a second and motion passed.

Tina asked Rex to obtain vendor cards and irrigation control keys from PLM before their last day.

Mark Sheppard gave the ARB report with 3 requests being turned in the past month. One at 2424 had already installed a play set and had place in common area on a sprinkler. Rex was asked to contact them to have the play set relocated off the sprinkler and on their property. Rex agreed to do it. Mark asked that the board look for a replacement for Mickey Shiver as he will be moving soon. Mark also asked that the board needed to start trying to find someone to be the ARB chairman because he had been involved over 4 years and was ready to turn over the job to someone else. Kathy will ask for volunteers for the ARB in the next newsletter.

Old Business for security system Kathy made a motion to table and Steve gave a second and motion carried.

Track "J" was discussed under old business and Steve gave information from Jim Parks.

**From:** Jim Park [mailto:JimP@condelhomes.com]

**Sent:** Tuesday, June 19, 2007 1:32 PM

**To:** Sargent, Steven

**Subject:** RE: Tract J Update

Based on my discussion with the SFWMD, Lake Roper was identified as an Isolated Wetland with no formal jurisdictional line and protected buffers established or necessary. So, while development was not intended to encroach into the Isolated Wetland, no such restriction existed.

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Therefore, since the top of bank and water's edge of Lake Roper have remained undisturbed, no permit violation currently exists.

I will write a Professional Assessment letter expressing the above and make recommendation that a 15'-25' undisturbed buffer be held around the water surface, which would meet the today's wetland regulations that prove that no primary or secondary impacts would occur.

The HOA can then decide how to proceed; it certainly may use my letter in response to Orange County.

Best regards,  
Jim

New information from Jim regarding the Lake Roper question:

Steve asked Jim 6-21-07 about whether or not Lake Roper is actually the name of the lake in Tract J and he said that the lake in Tract J is a tributary lake (un-named) to Lake Roper, and that the information in his email is correct for the un-named lake on Tract J.

Board Discussions followed about the best company to do the track "J" job. Steve made a motion to hire Gary with Aquatic systems to do the Job. Kara gave a second and the motion passed unanimously.

Next meeting for the board of directors will be 7-18-07 at the Bradford room at Health Central.

Roof cleaning guidelines was put on hold until the new ARB is in place to set up the standards to community wants to adopt.

Estoppels were discussed as to how to make sure the capital fees were reported correctly on the Estoppels. Rex agreed to enter information in the Condo Certs information that could not be overlooked.

Meeting dates for November and December were discussed and Rex agreed to send his schedule to the board so they could pick any open dates that suited them.

Gate cards were discussed and Mark Sheppard who takes care of all programming now offered to take care of selling the cards. The entire board agreed so CMP will give the 9 remaining cards to Mark plus the 50 new cards that are on order. The cost of cards has always been \$30.00 for homeowners and \$20.00 for vendors.

Kathy asked Rex if he could get a quote for cleaning the front entrance Stucco wall. Rex agreed to take care of it.

Meeting adjourned at 9:20 p.m.

Respectfully submitted,

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Rex Bowman, LCAM,  
For the Board of Directors