

The Estates at Windermere HOA
Board of Directors Meeting
Health Central
10000 W. Colonial Dr.
Bradford Room
Wednesday July 18, 2007

Meeting was called to order at 6:38 p.m.

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

No homeowners were present for the open forum, but a homeowner complained to Steve Sargent (earlier today) about the ATV's, dirt bikes, and go-karts and asked what the board is doing about it. Steve Sargent brought it up at the meeting and it was decided that we needed more information about what the law is regarding the use of these vehicles (including golf carts) in a gated community. Kathie Glass said she would email an EAW resident and ask for information regarding this problem. The board will discuss this in more detail after the information is received.

After review of the 6-20-07 minutes Kathie Glass made a motion to approve and Steve gave a second. Motion passed unanimously.

Kathy Sheppard was not present to give the financial report. Steve Sargent passed along a list of issues to Rex that Kathy had prepared regarding the June 2007 Financials. Rex gave a recap of items on the financial report. The Board asked that Rex see that the late notices went out as they should. Rex agreed to make sure they went out

Steve passed on the landscape report for Tina Bruefach. Tree trimming has been completed as planned. 15 homeowners took advantage of the opportunity to use the tree trimmers while they were in the community at a reduced rate. Tina recommends that, in early spring, a letter should go out to all homeowners to let them know it is their responsibility to trim trees.

After some discussion a decision was made regarding the letter to the homeowners about tree trimming to wait until we had further discussions about this line item in the budget and the stand that board will take on this matter from here on out.

Tina and Gary have observed approx. 5 sprinklers that are watering 10' tall weeds, along McKinnon. Tina suggested that we take a look at those sprinklers and decide if we need them or if they can be capped

Mark Sheppard was not present to give the ARB report. No activity has been reported for the month from records the management has received. Steve Sargent received the new gate cards from Rex and gave them to Mark to be inventoried and setup.

The Estates at Windermere HOA
June 20, 2007
Board Meeting Minutes
Page 2 of 2

Rex was asked to get a quote to clean the tennis court and also to clean the curbs in the community. Rex agreed to do it.

Old Business - the security system was tabled for another month by the board.

Track "J" was discussed under old business and Steve gave information from Jim Parks. Jim will furnish a letter for the community final position on Track "J". Jim believes we are not in violation of the original permit and that we may not need to do any restoration.

Next meeting for the board of directors will be 8-15-07 at the Bradford room at Health Central.

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

The security light at the front entrance was discussed. Kathie made a motion that the security light not be turned on and Steve gave a second. Motion passed unanimously.

Dennis asked why the fountain had not been turned on. Discussion found that the board could approve turning it on. Dennis made a motion to turn on the fountain, Kathie gave a second and the motion passed unanimously.

Meeting adjourned at 8:35 p.m.

Respectfully submitted,



Rex Bowman, LCAM,
For the Board of Directors