

**The Estates at Windermere HOA**  
Board of Directors Meeting  
Health Central  
10000 W. Colonial Dr.  
Bradford Room  
**Wednesday October 17, 2007**

Meeting was called to order at 6:45 p.m.

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

After review of the 9-19 -07 minutes the board found two items that had been left off the minutes. Those were the tennis court and gate motions that were approved. Kathy Sheppard made a motion to approve once those corrections were made. Kathie Glass gave a second to the motion and it passed unanimously.

Kathy Sheppard gave the financial report.

**Expenses**

\$64,152 Total expenses for Jan--Sept  
\$83,479 Total expense **BUDGET** for Jan-AUG

**YTD:**  
\$19,326 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:**

\$13,793 Misc Reserves  
\$11,241 Working Capital  
**\$25,034 Total Available to spend**  
**For Tract J, Emergencies, etc.**

\*\*note: four houses currently for sale: Potential Working Capital income of \$5,046)

**OTHER RESERVES:**

\$33,603 Road Reserves  
\$ 4,594 Road Inspection Reserves  
\$ 1,136 Gate and Operators  
\$ 631 New Signs  
\$ 631 Tennis Court  
\$ 631 Fence

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\$ 631 Misc Project  
**\$41,857 Total other Reserves**

**Cash Flow**

\$28,825 in current operating bank account (CMP)  
\$27,331 Income October  
\$7,000 New gate operator (Oct)  
\$1,400 sidewalk repair  
\$7,528 Front entrance refurb + elect.  
\$1,900 other gate repairs done Oct  
\$4,300 Tennis court repair  
\$21,000 Estimated NORMAL Oct-Dec expenses.  
**\$13,028 Total available cash through end of year**

**OVER BUDGET ITEMS**

**Projected:**

**Insurance: \$1,900**  
**Fert & Chem: \$1865**  
**Side Walk Rep \$1400**  
**Fence & Gate Repairs \$1214**  
**Gate Opertor \$6915**  
**Lighting Rep – \$1139**  
**Tennis Courts - \$4150**

Budget Proposal presented for discussion. To adopt a budget next month.

Landscape update was given by Tina Bruefach. The lighting proposal that was the best came in at \$6,600 from Illuminations. Tina noted that the correct size/amount of transformers were critical to be able to add on in the future. All fixtures are brass with a lifetime warranty. The cost for the wiring to do that job which must be installed before the new Landscaping is completed is \$1,600. Tina agreed to work with both contractors to be sure we match the wiring need for the new lighting.

Tina reported the cost estimate for the front landscaping was less than budgeted. She received a quote for \$5,600 which is \$1400 less than the \$7,000 approved to do the Job.

Kathie Glass made a motion to approve a not to exceed amount of \$7,500 to complete the front entrance landscaping and the wiring for the new lighting. Motion passed the board unanimously.

Kathy Shepherd reported the ARB approved one request for a wall since our last meeting.

The violations were discussed in the community. The board noted it had been a bad time for all homeowners to keep their lawns looking good. Rex was asked to send 2206 Ridgewind Way a letter requesting a timeframe on their plan for completion of the work in their yard. Rex agreed to do it.

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Old Business:

The security camera system was discussed. Kathie Glass made a motion allocate a not to exceed amount of \$6,000 for a new camera system. Dennis gave a second and the motion passed unanimously.

Track "J" was discussed. Rex was asked to email the county with a request for a disposition of the Track "J" issue and to let them know the board is getting questions from the homeowners. Rex agreed to do it.

Gatehouse cleaning was discussed. Mike and Steve agreed they would clean it.

The Board discussed the 2008 budget. All agreed to review all the data furnished by Kathy Sheppard and the approval of the budget would be at the next meeting.

Next meeting for the board of directors will be 11-14-07 at Kathie Glass office.

Street signs were discussed. Rex agreed to contact possible vendors for the project and Kathy Sheppard agreed to be the contact person to get the quotes.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,



Rex Bowman, LCAM,  
For the Board of Directors