

The Estates at Windermere HOA

Board of Directors Meeting

Health Central

10000 W. Colonial Dr.

Bradford room

Wednesday December 19, 2007

Meeting was called to order at 6:40 p.m.

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

After review of the 11-14-07 minutes Kathy Sheppard made a motion to approve and Steve Sargent gave a second to the motion and it passed unanimously.

Kathy Sheppard did not give a financial report since she did not receive a financial report until today. Rex apologized that he failed to send earlier and could have. Kathy said the Financial should be in the hands of the board at least 48 hours before the meeting. Rex noted the accounting has said the financials would be ready no later than the 15th of the month. Rex said he would try to get them much earlier.

Tina Bruefach gave the Landscape committee update. The flowers up front had looked so bad that they had been removed. Flowers to replace the ones removed were estimated to cost about \$100. Kathie glass made a motion to approve a not to exceed amount of \$100 to replace the flowers. Dennis gave a second and the motion passed unanimously. Lighting for the front was tabled until the next meeting to give time to evaluate the budget amount needed.

Chris Mueller, Chairman of the ARB committee gave the report. Only 2 Two ARB request had came in since the last meeting and both had been approved. One painting and a patio had been approved. Kathy offered to turn over the log of past ARB approval and denials to the new committee. Chris agreed to take the book.

Signage for the community was discussed. Kathy Shepherd noted that the \$2,400 first noted as cost was not enough because of the taxes and another sign she thought was needed. The speed limit sign needed replaced and relocated to the front of the community. Kathy said \$2,782 was needed. Kathie Glass made a motion to approve that amount be spent on the signs. Kyle gave a second and the motion passed unanimously.

Track "J" issues were discussed. A draft letter was turned over to Kathie Glass for delivery to the commissioner she knew. Kathie agreed to have Scott (her Attorney Husband) look over the document and change/rewrite as needed to get the best results. Afterwards she would send it back to the Board for review and approval before it was sent out.

The double doors, and frames, on both sides of the gate house need attention and/or replacement. Tina Bruefach noted she could get a quote from West Orange Lumber to supply and install the new doors. Board agreed that was a good idea. Board also asked Rex to have CMP maintenance quote the new doors/frames also. Rex Agreed.

The new security cameras were discussed. Steve noted that 2 (two) more cameras could be installed on the system that was purchased. Rex was asked if he had requested a quote for insurance for the new cameras. Rex had not but agreed to get the pricing.

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The poor condition of the Christmas lights up front caused the board to admit a plan was needed before next year. Kathy Shepherd said after Christmas she could buy lights at a greatly reduced price. Kathie Glass made a motion to allow Kathy Shepherd to spend \$200 to purchase new lights after Christmas. Dennis gave a second to that motion then passed unanimously by the Board.

Tennis Court access was discussed. The board wanted to make sure the new court was not damaged by someone using the court for something other than a tennis court (Like Skating). It was decided that locking the court would not be good for the community.

Homeowner getting a lien applied to their property by the HOA was discussed. The Board agreed that a Lien could not be applied to a homeowner without Board approval.

The Annual meeting location was discussed. The location will be in the Bradford Room in Health Central. Steve Sargent verified the availability of the room at Health Central for all 2008 meetings.

Rex was reminded that postcards to alert homeowners that quarterly assessments are due at the 1st of the month should be sent out ASAP.

Several items on the new CMP contract were questioned by the Board. Rex agreed to check out and change those items that he could.

Sidewalk grinding was discussed; Steve agreed to get more quotes to be ready to make a decision at the next meeting.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Rex Bowman, LCAM,
For the Board of Directors