

**The Estates at Windermere HOA**  
**Board of Directors & Annual Meeting**  
**Health Central**  
**10000 W. Colonial Dr.**  
**Bradford room**  
**Wednesday January 16, 2008**

**MINUTES**

Directors Meeting was called to order at 6:35 p.m.

In attendance were Steve Sargent, Kathy Sheppard, Kathie Glass, Dennis McCarthy and Kara Lynch. Kyle Brown and Mike Whitethorn 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 and on the web site ([www.eawfl.org](http://www.eawfl.org)).

After review of the 12-19-07 minutes Kathy Sheppard asked for one spelling change then made a motion to approve and Steve Sargent gave a second to the motion and it passed unanimously.

Steve gave the Landscape committee update for Tina Bruefach who was out of town. Steve noted because of personal reasons Tina had not had a chance to get the door quotes for the guard house.

The ReNew Grant was discussed by the Board of Directors. Kathie Glass made a motion that the community apply for the ReNew Grant for the lighting project in the front entrance and set aside up to \$4,050 from Misc. reserves to pay our part of the Grant. Kathie noted we have enough in Misc. reserves to cover the \$4,050. The three bids are as follows:

Sprinkler Repair - \$8,100 - Our portion: \$4,050 (50%)

Illuminations - \$4,830 - Our portion: \$241.50 (5%)

Tee Jay Electric - \$5,530 - Our portion: \$2,765 (50%)

Kathy Sheppard gave a second to the motion and in favor were, Kyle, Steve, Jason, Denis. Motion Passed with more than the required majority.

ARB update was given by Kathie Glass. Two (2) approvals were turned over to Rex for the Approval Letters to be sent out.

Rex Bowman gave the managers report. Financial report for December shows total assets of \$82,594.01 with \$70,184.44 of that amount in reserves. The delinquency report shows as of 12-31-07 the total delinquency is \$2,632.64 down from \$3,178.13, Last month and down from \$5,247.64 the previous month.

Tract "J" issues were discussed. It was decided that the original letter drafted by Kara Lynch would be submitted to Commissioner Teresa Jacobs via e-mail by Kathie Glass. The e-mail will ask the Commissioner's assistance in clearing up this issue as well as express the board's desire to schedule a meeting to discuss it.

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The Tennis court company checked a reported problem. It appears to be an irrigation concern. The board agreed to do what it takes to correct the problem. Steve will work with the landscaper to eliminate the water problem. Dennis noted we still needed to buy accessories for the tennis court area. Kathie made a motion for Dennis to purchase not to exceed \$400 for the items he suggested (ball holder, bench, etc). Kathy gave a second and the motion passed unanimously.

Newsletter for the community was discussed. Dennis agreed to get things going for a February delivery of the newsletter.

Sidewalk repair was discussed by the board. Steve agreed to gather more quotes for the job. Rex was asked to find out from Southwest Management who ground the sidewalks at Wesmere. Rex agreed to try to find out.

Directors meeting adjourned at 7:55

**ANNUAL MEMBERSHIP MEETING**

Meeting was called to order at 7:55. A quorum was certified with 7 required (10% of 66), we had 7 present and 6 proxies for 13 total.

The 2007 annual meeting minutes were reviewed. Kathy made a motion to approve the 2007 annual meeting minutes and Dennis gave a second then the motion passed unanimously.

The annual treasurer's report was given by Kathie Sheppard.

**Income**

\$111,935 Total income for 2007

**Expenses**

\$ 115,992 Total expenses for 2007

\$ 111,010 Total expense budget for 2007

**Year End**

\$ 4,057 **OVER** budget

\*\*note 2005 year end - \$7,230 **UNDER** budget

2006 year end - \$2,550 **OVER** budget

2007 year end - \$4,057 **OVER** budget

**NET \$ 622**

***This includes the NON BUDGETED items as follows:***

**\$ 4,300 Tennis Court Resurface**

**\$ 6,915 New Gate Operators on Entrance gates**

**\$ 1,717 Other Gate Repairs**

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**\$ 642 New Street signs for Front Entrance**  
**\$ 4,984 New Security Cameras & Equipment for Front Entrance**  
**\$ 675 Storm Drainage Repairs**  
**\$ 1,402 Insurance Increase**  
**\$ 1,865 Pest Control increase**  
**\$22,500 TOTAL Non Budgeted Items**

**Year end RESERVES:**

**\$14,601 Misc Reserves**  
**\$11,334 Working Capital**  
**\$25,935 Total Available**

**OTHER RESERVES:**

**\$34,942 Road Reserves**  
**\$ 5,098 Road Inspection Reserves**  
**\$ 1,686 Gate and Operators**  
**\$ 631 New Signs**  
**\$ 631 Tennis Court**  
**\$ 631 Fence**  
**\$ 631 Misc Project**  
**\$44,250 Total other Reserves**

The Presidents report was given by Steve Sargent. Steve noted that his report mirrored the treasurer report for accomplishments as well as electrical work for future lighting, landscaping in the front of the community and the tree trimming that were accomplished.

It was noted that one more candidate for director was needed. Dennis noted that his friend Jason Gamel had offered to serve on the board and nominated him to be placed on the ballot. All 7 candidates on the ballot were elected by unanimous amount of votes. The new Directors are:

Kyle Brown  
Kathie Glass  
Dennis McCarthy  
Steve Sargent  
Kathy Sheppard  
Mike Whitethorn  
Jason Gamel

Open Forum brought a comment about the street light poles needing painting. Rex agreed to get quotes for the job before the next meeting.

Annual Meeting adjourned at 8:50 p.m.

**DIRECTORS MEETING (After Annual Meeting)**

Directors meeting was called to order at 8:51

Quorum was established.

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Election of officers was held. Here are the results:

Kyle Brown -Director  
Kathie Glass -Vice-president  
Dennis McCarthy - Secretary  
Steve Sargent - President  
Kathy Sheppard - Treasurer  
Mike Whitethorn - Director  
Jason Gamel - Director

Steve Sargent noted the contract with CMP had not been signed yet. After discussion the board gave Rex some change request to be considered by CMP management. Rex agreed to do it.

Kathy Sheppard noted that on behalf of the HOA, CMP had paid 2 late fees which CMP should have to pay. Rex agreed to take all request back to CMP for consideration.

Kathy noted that any Estates of Windermere residents who needed a gate card, gate information, ARB application or ARB information should go to the Website and download the proper forms.

With no further business the meeting adjourned at 9:18 PM

Respectfully submitted,  
Rex Bowman, LCAM,  
For the Board of Directors