

## **The Estates at Windermere HOA**

Board of Directors Meeting  
Health Central  
10000 W. Colonial Dr.  
Bradford room  
**Wednesday July 16, 2008**

### **MINUTES**

Directors Meeting was called to order at 6:36 p.m.

In attendance were Steve Sargent, Kathy Sheppard, Kyle Brown, and Mike Whitethorn. Dennis McCarthy, Kathie Glass and Jason Gamel were absent. Rex Bowman was present for Community Management Professionals plus 2 homeowners.

After review of the 6-18-08 minutes Kathy Sheppard made a motion to approve the minutes and Mike gave a second to the motion. Motion passed unanimously.

Tina Bruefach had sent the following report for board review. Steve explained the report to the board.

ARB report was given by Chris Muller. Three (3) request were discussed and all were approved. One owner had waited passed the period to complete so the board asked if they would re-submitt. Rex agreed to contact them.

No Treasurers report was given, Kathy Sheppard reported she would review the finanicals and report back to the board.

Manager report was given by Rex Bowman.

Financial report for June shows total assets of \$78,131.82 with \$66,860.34 of that amount in reserves. The delinquency report shows as of 6-30-08 the total delinquency is \$25.00. As of today the total is \$4,828.66 (new quarter started).

Sidewalk cleaning has been completed.

Today's inspection violations were 13. A copy of report was given to all board members present. The board agreed that all the violation letters should be sent out.

**The Estates at Windermere HOA**  
**July 16, 2008**  
**Board Meeting Minutes**  
**Page 2 of 2**

Letter to Track “J” owners have been sent.

CMP quote on Guardhouse doors were given to the board. Board asked Rex to get more information on the doors and he agreed to do it.

Quote to stripe the community was given to the board. It was agreed that this decision could wait till later. Rex was asked to put on the next agenda.

ReNew grant was discussed, Steve reported it was in the final stage and they were now waiting on the purchase order from the county.

Sod Quote was given to all board members.

The newsletter status was discussed. Newsletter would not come out until August.

Sidewalk repairs were discussed. Kyle agreed to get the final quote now that he knew what the board wanted and expected.

Road Reserves Amendment Change was tabled until the next meeting. The board will talk to Jason to see if he plans to continue the project.

With no further business the meeting adjourned at 8:25 PM

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