

The Estates at Windermere HOA

May 20, 2009

Board Meeting Minutes

Page 1 of 2

## The Estates at Windermere HOA

Board of Directors Meeting

Health Central

10000 W. Colonial Dr.

Bradford room

Wednesday May 20, 2009

### MINUTES

Directors Meeting was called to order at 6:34 p.m.

In attendance were Kathy Sheppard, Mike Whitethorn, and Steve Sargent. Jason Gamel, and Kyle Brown 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 4-15-09 minutes Kathy made a motion to approve. Steve gave a second. Motion passed unanimously.

The board discussed the need for more help on the landscape committee. It was decided that a note should be placed in the newsletter asking for help. EPLS was discussed and the board asked Rex to find some companies to quote the service they supply. Rex agreed and noted that someone with knowledge needed to show the new companies what was needed. Steve said he would ask Tina if she could find time to show vendors what we expected.

The Treasurers report was given by Kathy Shepherd.

Discussion was held on Flag Bank taking so long to process payments. They noted it took as much as 10 to 12 days for checks for assessments to clear. Rex agreed to talk to management about correcting the problem.

Kathy noted late notices had been sent to owners by mistake. Kathy asked Rex to check if apology letters had been sent to those owners. Rex agreed to do it.

A discussion was held about Intent to lien letters being sent to owners. The Board agreed Intent to lien letters needed to be approved by them before they were sent. Rex agreed to

**The Estates at Windermere HOA**

**May 20, 2009**

**Board Meeting Minutes**

**Page 2 of 2**

contact accounting.

Quote for new meeting sign was reviewed by the board. The board agreed unanimously to purchase the new sign. Rex agreed to do it. Rex asked that the board make sure everyone was told that only dry eraser pens can be used on the new sign, Use of permanent marker on the sign would destroy it. Board asked Rex to purchase a box of Black dry eraser pens.

Manager's report was given by Rex Bowman.

Financial report for April shows total assets of \$103,116.24 with \$73,940.68 of that amount in reserves. The delinquency report shows as of 4-30-09 the total delinquency is \$2,311.56. As of today 5-20-09 that amount is \$1,132.73

We show 28 active violations. The Inspection for the community was completed today, 5-20-09. The board reviewed the violations and agreed no lawn violations should be sent out at this time. The rust on the sidewalk violations should be sent to owners. The community had no major problems but we do have weeds noticeable in track "J" by the road. The board all agreed nothing needed done on track "J" at this time.

With no further business the meeting adjourned at 8:03 PM

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