

ESTATES AT WINDERMERE HOA
c/o Community Management Professionals, Inc.
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MINUTES

A duly noticed meeting of the Estates at Windermere HOA Board of Directors was held on Thursday January 30, 2014, at 2236 Ridgewind Way, Windermere FL 34786. The following Board Members were in attendance: Dennis McCarthy, Andrew Sheeter, Kathie Glass and James Park. Jason Gamel was not present. Joshua Jacobs was present representing Community Management Professionals along with one homeowner.

Establish Quorum/Call to Order: After ascertaining that a quorum had been established. President Dennis McCarthy called the meeting to order at 6:50 p.m.

Minutes: A motion to approve the 11/13/13 minutes was made by James Park. Andrew Sheeter seconded this motion. The motion carried unanimously.

Financial Report: Joshua Jacobs gave the Financial Report.

Management Report: Joshua Jacobs gave the Management Report

- (#130-4828) Joshua Jacobs will make sure that CMP is taking the steps it needs to in order to collect past dues from this home.

Treasurers Report: Andrew Sheeter gave the Treasures Report.

- A letter will be sent to all homes in February that have a delinquent balance of \$60.52 or less to notify them of the balance due.
- Dennis McCarthy stated that he would like to get quotes this year for repaving the roads and would like work to start on this in January of 2015.
- Dennis McCarthy requested that the 2014 approved budget be sent out to the board.
- Andrew Sheeter and Kathie Glass would like more lights to be installed in the front of Estates at Windermere.

Old Business:

- **Front Signs:** Andrew Sheeter brought drawings of proposed front sign changes. Discussion of what the signs should look like took place and additional drawings and quotes will be requested by Andrew Sheeter.
- **Tarps:** The tarps have been installed and will be raised further once the weather warms up.
- **Pond Transfer Form:** Andrew Sheeter reported on the pond transfer form and stated that he has been in contact with South Florida Water Management District. Joshua Jacobs will send the letter that Andrew Sheeter sent to them along with all correspondence by certified mail. Joshua Jacobs will also scan this letter along with all correspondence and send this to Dennis McCarthy.

Landscape Contract: Andrew Sheeter presented a quote from Millenia Landscaping. Millenia will start their contract on 4/1/14. Dennis McCarthy made a motion to give Jason Baller a 30 day termination notice on February 28th and to give Jason Baller a \$2,700 severance package. Andrew Sheeter seconded this motion. The motion carried unanimously.

Adjournment: The meeting was adjourned at 8:15 p.m.
Respectfully Submitted, Joshua Jacobs, Community Manager

UNAPPROVED