

## ESTATES AT WINDERMERE HOA

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### MINUTES

A duly noticed meeting of the Estates at Windermere HOA Board of Directors was held on Wednesday November 13, 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. Three ARB members were present.

**Establish Quorum/Call to Order:** After ascertaining that a quorum had been established. President Dennis McCarthy called the meeting to order at 6:42 p.m.

**Minutes:** A motion to approve the 6/24/13 minutes was made by James Park. Dennis McCarthy seconded this motion. The motion carried unanimously.

**Financial Report:** Joshua Jacobs gave the Financial Report. Dennis McCarthy requested that CMP look into the homes that are in mortgage foreclosure and make sure they are being monitored correctly. Kathie Glass requested to be informed on how CMP is notified that a home is in mortgage foreclosure.

**Management Report:** Joshua Jacobs gave the Management Report

- Dennis McCarthy requested that the opening mechanism ordering information be put on the Estates at Windermere website

**ARB:** Dennis McCarthy requested that all ARBs that are received be sent to the ARB within 2 weeks of being receiving.

**Treasures Report:** Andrew Sheeter gave the Treasures Report. Andrew Sheeter reported that Estates of Windermere is in the process of fully funding the road reserves.

A letter will be sent to all homes that have a delinquent balance of \$58.78 or less to notify them of the balance due. A sample letter will be sent to Dennis McCarthy for review before this letter is sent out.

#### **Old Business:**

- **Front Signs:** There is no new development on the front signs.
- **Tarps:** The playground tarps should be installed in the near future.

**Pond Transfer Form:** James Park has been and will continue to review a pond transfer form that Estates at Windermere is being asked to sign. James Park is requested assurance that Estates at Windermere is not responsible to get the pond under compliance if it is fact not under compliance.

**Landscape Contract:** Andrew Sheeter expressed concerns about the current landscaper. After discussion, Andrew Sheeter made a motion to terminate the contract with the current landscaper which is Country Boys. James Park seconded this motion.

**Trees on Mckinnon:** Dennis McCarthy will have the trees on Mckinnon pruned.

**2014 Budget:** Dennis McCarthy made a motion to approve the 2014 budget. Andrew Sheeter seconded this motion. The motion carried unanimously.

Dennis McCarthy reported that \$5,400 will be spent in 2014 on sidewalk repairs.

**Tree Replacement:** Dennis McCarthy stated that a tree needed to be replaced in the Estates at Windermere and suggested it be replaced with a Ball Cypress.

**Open Forum:** Kathy Glass is going to research new Christmas decorations for the front gate.

**Adjournment:** James Park made a motion to adjourn. The meeting was adjourned at 8:30 p.m.

Respectfully Submitted,

Joshua Jacobs  
Community Manager