

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 Tuesday March 19, 2013, at 2230 Ridgewind Way, Windermere FL 34786. The following Board Members were in attendance: Dennis McCarthy, Jason Gamel, Andrew Sheeter and Kathie Glass. James Park was not present. Joshua Jacobs and Dean Driscoll were present representing Community Management Professionals. Zero (0) homeowners were present.

Establish Quorum/Call to Order: After ascertaining that a quorum had been established. President Dennis McCarthy called the meeting to order at 6:45 p.m.

Minutes: A motion to approve the January 31, 2013 minutes will be made at a later point.

Financial Report: Joshua Jacobs gave the Financial Report. Joshua Jacobs will look into what the CenturyLink phone bill is used for.

Management Report:

- 2206 Ridgewind Way – The ledger and estopple will be sent to the board to help determine what should be done with this homeowner having to pay the \$1390.77 capital contribution fee after closing.
- Dennis McCarthy requested a 2nd late notice to homeowners at the end of March to homeowners that are still delinquent.
- Dennis McCarthy made a motion to obtain quotes from Carl's Concrete Cutting and from Hingle Erickson Construction to repair sidewalks in the community. Jason Gamel seconded this motion. The motion carried unanimously.

ARB: Joshua Jacobs will take Mickey Shiver off the eawfl.org site due to him resigning from the ARB committee.

Treasures Report: Andrew Sheeter reported that income has dropped due to recent landscaping and irrigation upgrades.

Old Business:

- **Front Signs:** Andrew Sheeter will get a formal quote from Onsite Inc. to install raised beds for the entrance along with new signs.
- **Soccer Field:** Dennis McCarthy provided a plan for the soccer field Revitalization that included the following:
 - Field: 150'x75' Surrounded by 6' wide Mulch bed.
 - Celebration Bermuda
 - Removal of old grass and flattening area.
 - Irrigate the field
 - Estimate is \$16,000
- **Tarps:** Jason Gamel will get 2 formal quotes for the tarps.

- **Guard House:** Kathie Glass made a motion to spend up to \$500 to paint the guard house shutters and doors black. Dennis McCarthy seconded this motion. The motion carried unanimously.
- **Lights for Mickinnon Conversion:** Dennis McCarthy reported that 2 lights on each oak tree on the front side of Estates at Windermere is estimated to cost \$4,000.

Adjournment: Jason Gamel made a motion to adjourn. Dennis McCarthy seconded this motion. The motion carried unanimously. The meeting was adjourned at 7:56p.m.

Respectfully Submitted,

Joshua Jacobs
Community Manager