

The Estates at Windermere HOA

April 11, 2012

BOD Meeting Minutes

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THE ESTATES AT WINDERMERE HOA
Board of Directors Meeting
Location at Dennis McCarthy Home
2230 Ridgewind Way
WINDERMERE, FL 34786
April 11, 2012

MINUTES

Directors Meeting was called to order by Dennis McCarthy at 6:45 p.m.

In attendance were Jim Park, Jason Gamel, Andy Sheeter and Dennis McCarthy. Hal Pang was absent. Rex Bowman was present for Community Management Professionals

A quorum for the meeting was present and proof of notice was given.

After review of the January 24, 2012 Annual meeting minutes Dennis made a motion to approve and Andy gave a second. Motion passed unanimously.

Dennis gave the landscaping report. Dennis reported the flowers have been replaced by the County. Dennis reported trees have been trimmed and all Mistletoe has been removed.

ARC members were not present. No requests have been received since the last meeting. Rex was asked to continue working to get the paint books for the community. Rex reported that Color Wheel estimated the time would take 4 to 6 weeks.

Rex Bowman gave the managers report.

1. Financial report for March shows total assets of \$147,331.56 with \$98,914.55 of that amount in reserves. The delinquency report shows as of 03-31-12 the total delinquency is \$3,795.46. As of today 4-5-12 (a new quarter) the total amount is \$16,474.24. The amount of Cash in our operating account today is \$55,165.90
2. The month of March shows we were under budget by \$2,160.08 and for the year so far we are \$6,793.13 under budget. Legal was our large over budget item at \$534.41 compared to our budget of \$58.33.
3. Gate quote has been approved once the fonts for letters were selected. Gate is now installed.
4. All concrete work shown on the engineering report has been completed.
5. Painting and striping in the community is now complete.
6. Tree work approved at last meeting has been completed per instructions from Dennis of Godley tree service.

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7. Thanks to Blakely the color selection for our new books are complete. The agent tells me we are several weeks away from getting our new books.

Board discussed Front entry signs and the need to refurbish them. Dennis gave photos of other community signs to give board a comparison and discussed options. After review Rex was asked to get quotes per the instructions of the board.

Possibility of installing benches around the community was discussed. Dennis furnished photo of a bench that he felt would look nice. Board requested Rex to find a bench that we could use the logo on the gate on the back of the bench. Rex agreed to do it.

The need for a sign at the playground was discussed. The Board requested Rex to get a quote for a sign and make sure the logo on the gate would be at the top of the sign. Rex agreed to do it.

Discussion was held about the possible cost to resurface the roads in the community. The board feels it is very important to have an idea on those costs. Rex was asked to get quotes. Rex agreed to do it.

The large numbers of reserve accounts were discussed. Board requested Rex to have accounting to eliminate the Tarp reserve account and move those amounts showing to the Future Projects account.

The Board discussed the need for a new toy in the playground. Board agreed the old style teeter-totter was the best option. Dennis agreed to research and choose the best option.

Dennis reported a concrete pad would be in the way of new toy at the Playground and requested Rex have it removed. Rex agreed to do it.

The closing/latching of the Pedestrian gates were discussed. Board was not sure exactly how it should be to meet the needs of the community. Andy agreed to investigate and report back. Rex agreed to get quotes for hardware replacement if necessary.

Shade for the playground was discussed by the board. Jason agreed to investigate the different type Tarps on the market and report back.

The soccer field area flatness was discussed by the Board. Jim agreed to investigate the best options for getting the area flat and report back with a proposal.

Next Meeting is scheduled for July 12, 2012 at 6:30.

With no further business the meeting adjourned at 8:15 PM

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