

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 Monday June 24, 2013, at 2236 Ridgewind Way, Windermere FL 34786. The following Board Members were in attendance: Dennis McCarthy, Jason Gamel, Andrew Sheeter, Kathie Glass and James Park. Joshua Jacobs was present representing Community Management Professionals. Zero 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 11/26/12 minutes was made by James Park. Dennis McCarthy seconded this motion. The motion carried unanimously.

A motion to approve the 3/19/13 minutes was made by Dennis McCarthy. Andrew Sheeter seconded this motion. The motion carried unanimously.

Financial Report: Joshua Jacobs gave the Financial Report. Andrew Sheeter requested the \$19,891.31 that was taken from income, to be taken from owner's equity instead, and to be put into "3398 Reserves-Road Paving". Andrew Sheeter requested that "3434 Road and Road Inspection Reserve" to not exceed \$35,000. Any amount over \$35,000 will be moved to "3398 Reserves-Road Paving".

Management Report: Joshua Jacobs gave the Management Report

- A late notice will be sent to 110-0187.
- Joshua Jacobs will but the mailbox ordering information up on the website.
- Joshua Jacobs will inquire about ordering the closing mechanism for the mail boxes, and will put that information on the website if it is available for sale.

ARB: The ARB committee will be invited to the next board meeting. All ARBs will be forwarded to the committee when they are received, even if they are incomplete. The ARB committee will determine if they are incomplete, and if they are, they will reject the ARB and ask for more information.

Treasures Report: Andrew Sheeter gave the Treasures Report.

Joshua Jacobs will contact Country Boys insurance and ask if Estates at Windermere can be added as an additional interest.

Old Business:

- **Front Signs:** Andrew Sheeter will get additional information on installing raised beds for the entrance along with new signs. Andrew Sheeter reported the cost is about \$16,000.
- **Soccer Field:** The plan for the soccer field revitalization will be put off until a later time. Cost is about \$16,000.
- **Tarps:** Jason Gamel got quote from 2 companies for tarps over the play ground. Jason Gamel will request different color schemes so the board can see what they will look like. Cost is about \$16,000.

Lights for Mickinnon Conversion: Dennis McCarthy presented a quote from Illuminations to install lights on 11 oak trees at the front entrance for a cost of \$3,549.09. James Park made a motion to install the 11 lights. Andrew Sheeter seconded this motion. The motion carried unanimously.

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 will determine if it is in the best interest for Estates at Windermere to sign this form and will report to the board with an update.

Surveillance Cameras: Dennis McCarthy will arrange a service call in order to get the surveillance cameras working properly. Dennis McCarthy will also inquire about upgrading the memory for the surveillance system.

Tents: Two tents were purchased for community events.

Rex Bowman Plaque: Dennis McCarthy will send the board a sample of a plaque that will be installed in order to show thanks for the work Rex Bowman has done for Estates at Windermere.

Stained Wall: James Park made a motion to have AssociaOnCall to clean and paint the inside of the front entrance wall for a cost up to \$250. Jason Gamel seconded this motion. The motion carried unanimously.

Adjournment: Dennis McCarthy made a motion to adjourn. The meeting was adjourned at 8:50 p.m.

Respectfully Submitted,

Joshua Jacobs
Community Manager