

The Estates at Windermere HOA

July 12, 2012

BOD Meeting Minutes

Page 1 of 2

**THE ESTATES AT WINDERMERE HOA
Board of Directors Meeting
Location at Dennis McCarthy Home
2230 Ridgewind Way
WINDERMERE, FL 34786
July 12, 2012**

MINUTES

Directors Meeting was called to order by Dennis McCarthy at 7:03 p.m.

In attendance were Jason Gamel, Andy Sheeter and Dennis McCarthy. Jim Park was absent. David Bowman and Dean Driscoll were present for Community Management Professionals

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

After review of the April 11, 2012 meeting minutes the Board voted to unanimously approve the minutes

Dennis gave the landscaping report. A discussion amongst the board ensued concerning any future landscaping improvements. Dennis will obtain an estimate for areas that will need sod replacement and flowers installed. At the next meeting the Board will make a decision on completion of this work and what account to disburse the funds from the budget.

ARC members were not present. It was reported that the ARC members now consist of Mickey Shriver, Larry Fusan, and Rich Newman

Treasurer Andy Sheeter Gave the treasurers report and sated that Estates at Windermere is in a good financial situation and that currently we are operating under budget for 2012.

Dennis asked David to obtain two estimates to scrape and repave the entire neighborhood. This will help the Board in planning an amount to save for the reserves.

The board discussed that they believe the gazebo that is chosen should be rectangular with asphalt shingles and some sort of rock around the post will be installed after it is erected.

Jason reported that the cost for a tarp for the play area would cost around \$30,000 for a 20x20 area to be covered. There will be other companies visiting the property to give recommendations and discuss how to proceed and what the cost would be.

The Estates at Windermere HOA

July 12, 2012

BOD Meeting Minutes

Page 2 of 2

The board discussed the remodel of the front sign. It was the opinion of the board that it would incorporate the logo that is on the gates. The board wants to get two designs one being modern and the other having an estate feel. This project should take place in 2012.

Dennis had some examples of bench styles that were given to the board for discussion. It was decided that a metal backed bench would be purchased and that the Estates at Windermere logo would be added later. Once the location of the bench is declared a concrete slab will be poured to place the bench on.

The home at 2206 Ridgeway is to be sent a letter for the lawn maintenance needing to be done. If this is not completed in 14 days the board will have this done and apply the cost to the homeowners account.

Dennis announced that he could pay for the website with his credit card and get reimbursed through CMP. The board agreed that this was acceptable.

Gate cards will no longer be charged for and a refund will go to the homeowners who recently paid for 2. Hal now has possession of the gate cards and will also be working to assign individual codes to each homeowner.

Next Meeting is scheduled for November 27, 2012 at 6:30.

With no further business the meeting adjourned at 8:35 PM

Respectfully submitted,
David Bowman, CAM
For the Board of Directors