

# The Estates At Windermere

## HOMEOWNERS ASSOCIATION, INC.

Board Of Directors Meeting

August 21, 2014

6:30 P.M.

### MINUTES

The Board Of Directors of **The Estates At Windermere Homeowners Association, Inc.** met on August 21 2014 at 6:30 p.m. at the McCarthy residence, located at 2236 Ridgewind Way, Windermere, Florida 34786.

Directors present were Dennis McCarthy, President; Andy Sheeter, Treasurer; and Marcel Maritz, Secretary, Kathie Glass and Jim Park were unable to attend. There were no homeowners present. Chuck Strode represented *Community Management Professionals, Inc.*

**CALL TO ORDER:** The meeting was called to order at 6:40 p.m. by Mr. McCarthy, who noted that a quorum was present and that proper notice of the meeting had been posted on property.

**Secretary's Report:** Minutes of the April 30, 2014 meeting were briefly reviewed, and minor typographical corrections were noted; **motion by Mr. McCarthy to approve the minutes as written and corrected.** Motion was seconded by Mr. Maritz and **unanimously approved.**

**Treasurer's Report:** The July 2014 financial statement was briefly reviewed by Mr. Sheeter, who noted that the Association continued to operate with a year-to-date surplus, as expenses are under-budget through the first seven months of the fiscal year.

Accounts receivable were briefly reviewed; management was **authorized to send Late Notices and Intent To Lien notices, as appropriate**, to delinquent accounts at this time. The board also discussed the delinquent account of 2334 Ridgewind Way and asked that an updated late notice be sent to that owner.

**Manager's Report:** Management was asked to notify the owners of 2213 Ridgeway that all renovation work and landscaping repairs to the Lot must begin not later than September 1, 2014; in addition, the tarp or portable shelter currently in place on the Lot's driveway is not permitted and is to be immediately removed.

An update of the Neighborhood Directory is being finalized at this time and will be published to all residents shortly.

A vehicle parked on the driveway at 2339 Ridgewind Way appears to have not been moved in over a year; Management was asked to contact the homeowner to resolve this matter before sending a violation notice.

**Committee Reports:** Reports were heard from the following appointed Committees –

**Architectural Review Board -** No report at this meeting

**Unfinished Business:** The following matters were again considered by the Board –

**Front entry signs -** New designs for the monument sign were reviewed, and have not yet been finalized. Management was asked to assist and liaison with *The Sign King* to help create design prototypes and layouts for the Board's consideration. **Motion by Mr. McCarthy to allocate \$7,500.00 towards file installation and**



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**sign lettering on the monument walls at the front entrance of the community;** motion was seconded by Mr. Maritz and **unanimously approved.**

**Sidewalk repairs -** The second phase of sidewalk panel repairs has been estimated by Associa OnCall at a cost of \$8,550.00. **Motion by Mr. McCarthy to authorize up to \$8,000.00 for this sidewalk project;** motion was seconded by Mr. Sheeter and **unanimously approved.** Management will contact Associa OnCall to coordinate this project with Mr. McCarthy.

**Landscape maintenance services** –Millennium Lawns has been terminated effective 02/22/2014. Covino Lawn Care will assume lawn maintenance duties after that date.

**Retention pond weir structures -** Mr. McCarthy advised that an artist has been asked to paint one side of the weir structure as a 'prototype,' for the community's review and consideration, before proceeding with this project.

**Park area enhancements -** Wireless outdoor speakers have been considered for installation at the park. Mr. Maritz noted that Sam's Club had industrial-grade outdoor speakers available under \$300.00 . **Motion by Mr. McCarthy to allocate \$300.00 towards purchase of wireless outdoor speakers;** motion was seconded by Mr. Sheeter and **unanimously approved.**

**New Business:** The following matters were brought before the Board for consideration and action –

**NEXT MEETING DATE:** The next scheduled meeting will be held at dates **to be determined.**

**Fiscal year 2015 operating budget -** management will prepare a draft budget for the board's use in determining the 2015 operating income and expenses, and a formal adoption of the budget will occur at a later date.

There being no further business to come before the Board, the meeting was **adjourned at 8:00 p.m.**



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