



HOMEOWNERS ASSOCIATION, INC.

Board of Directors Meeting

September 15, 2015 6:30 PM

MINUTES

The Board of Directors of **The Estates At Windermere Homeowners Association, Inc.** met on September 15, 2015 at 6:30 p.m. in the home of Dennis McCarthy.

Directors present were: Dennis McCarthy, Marcel Maritz, Andy Sheeter and Kathie Glass. Jim Park was unable to attend. Chuck Strode represented *Associa Community Management Professionals, Inc.* There were no homeowners in attendance.

The meeting was **called to order** at 6:45 p.m. by Mr. McCarthy, who noted that a **quorum of directors** was present and that meeting notice had been properly posted.

Minutes of the May 27th meeting were reviewed; **Motion by Mr. McCarthy to accept the minutes of the May 27, 2015 meeting** was seconded by Ms. Glass and **unanimously approved.**

Financial statements for August 2015 were briefly reviewed by Mr. Sheeter, and were **approved and accepted as presented.**

Accounts receivable and collections actions were briefly reviewed by Management

A draft of the **proposed FY2016 Operating Budget** was presented by Management. The Board was encouraged to approve the budget prior to October 30.

Management Report: The following matters were reviewed –

2111 Ridgewind Way - earlier this year, Management received a complaint from homeowners in the adjacent Sunset Lakes community regarding the appearance of a windscreen or fabric attached to the rear lot-line fencing of this home. Upon subsequent discussion with the Estates homeowner, it was determined that the neighbors had complained of barking dog(s), and the windscreen was erected to resolve the issue. The ARB has been notified and the homeowner has received a compliance notice regarding the alteration. However, the Board agreed that it will not pursue the matter at this time, and will follow up when necessary.

Holiday Lighting installation, maintenance, takedown, and storage services were proposed by *Miami Christmas Lights*, and a copy of the quote was provided to the Board.

New and Unfinished Business: The following matters were brought before the Board –

Landscape Report – Pine trees along McKinnon Rd. are possibly infested with pine bores or pine beetles, resulting in long term damage and eventual decline of the trees. Installation of additional trees was **postponed** at this time. **West Orange Nursery** and **Covino Lawn Care** were both recognized by the Board for providing outstanding services to the Community. **Crepe myrtle trees** planted along the fence line on McKinnon Rd. have helped to curtail the off-road vehicle access to and from the Community.



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Safety & Security - New IP wireless cameras were installed at the gated entry, and are working well. **Motion by Mr. McCarthy to install and additional camera on the out-going side of the gate to capture driver images, at a cost of \$1,490.00 installed.** Motion was seconded by Ms. Glass and **unanimously approved.**

Community patrols are being conducted by *Securitas* twice daily, beginning in late July, and will continue through the winter holiday season (2015-2016). The proposed budget for FY2016 also contemplates retaining these services. The option of providing 'home watch' services during homeowner absences was proposed, and the contractor will be asked if additional costs would be incurred.

Road repairs and repaving - Consideration was given to repaving the roads. Management recommended that **professional engineering services be engaged**, to prepare the proper specifications for the paving job, select qualified contractors, and solicit and review competitive bids. **The Board agreed**, and will consult with **Montje Plank of Central Florida Engineering Consultants**, who performed an engineering inspection in 2011.

Park pavilion project - Mr. McCarthy shared photos of similar types of pavilion structures to that being proposed for the Estates community; residents with construction, engineering, and trades experience will be consulted on this project.

NEXT MEETING: NOVEMBER 19th at 6:30 p.m. at the McCarthy residence, unless the Annual Meeting is scheduled for that same date at a time and location to be announced.

There being no further business to come before the board, the meeting was **adjourned at 8:45 p.m.**



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