

The Estates at Windermere HOA

February 22, 2011

BOD Meeting Minutes

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THE ESTATES AT WINDERMERE HOA
Board of Directors Meeting
Location at Steve Sargent Home
2333 Ridgewind Way
WINDERMERE, FL 34786
February 22, 2011

MINUTES

Directors Meeting was called to order at 6:39 p.m.

In attendance were Steve Sargent, Mike Toscano and Dennis McCarthy. Jason Gamel, and Kyle Brown, was absent. Rex Bowman was present for Community Management Professionals.

A quorum for the meeting was present. (3 of the 5 BOD were present)

After review of the January 27, 2011 minutes Steve made a motion to approve and Mike gave a second. Motion passed unanimously.

Dennis gave the landscaping report. Dennis reported that 2411 Ridgewind tree concerns have been addressed. The tree in the front will be removed and 3 trees in the rear by McKinnon will also have work completed to bring them to a healthier state. Dennis negotiated and contracted for Godley to complete the work for \$1,600. Dennis reported he has been working close with Country since grass cutting is not necessary most of the winter to get the community looking better. Placing sod, cleaning dead branches, and placing pine straw has improved the look of the community. Dennis noted he has other projects in mind.

ARC was given by Steve. Blakely Meyers had left Steve information on paint colors for the community as well as rules and regulations formalized to meet the community requirements. Steve noted that Jason had agreed to review the new rules and regulations to make sure there was no conflict with the documents so Steve agreed to get the information to him.

Rex Bowman gave the managers report.

1. Financial report for January shows total assets of \$152,602.99 with \$98,820.23 of that amount in reserves. The delinquency report shows as of 1-31-11 the total delinquency is \$5,662.78. As of 2-22-11 the delinquency amount is \$5,787.78.

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Aquatic System Carp request was discussed. Board agreed that it would be a good thing to do so Steve signed the required paperwork and Rex agreed to get the paperwork to Aquatic Systems.

Lightning damage was discussed. The decision to claim on insurance was discussed and board agreed that since the cost appears to be over \$2,000 that a claim should be filed. Steve said the removed parts were being held.

Shade, Picnic tables, and benches were discussed for the playground area. Steve agreed to look into better pricing and different styles available. Rex agreed to try to get information on Picnic areas.

Dennis discussed the lighting in front of the community and the need to get a plan to repair as needed. Dennis agreed to work on a plan to maintain lighting in front.

Steve asked if the FDC invoice had been paid. Rex said he had not seen it but would call to find out where it is.

Next Meeting was discussed and April 26 was selected as best date for everyone.

With no further business the meeting adjourned at 8:10 PM

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