

**THE ESTATES AT WINDERMERE HOA**  
**Membership and Board of Directors Meeting**  
**Location at Windermere Country Club**  
**2710 Butler Bay Dr. North**  
**Windermere, FL 34786**

**MEMBERSHIP MINUTES**

Membership Meeting was called to order at 6:43 p.m.

In attendance were Andy Sheeter, Hal Pang and Dennis McCarthy. Jason Gamel joined the meeting by speaker phone to complete the needed business. Rex Bowman was present for Community Management Professionals.

A quorum for the meeting was established. Proof of notice was given. Twelve (12) proxies were received and 4 owners were present (including Jason by speaker phone) for a total of 16. The required quorum is 10% of 66 = 7.

Election of Board members was held. The following were elected to the Board of directors; Dennis McCarthy, Andrew Sheeter, Jason Gamel, Halford Pang, and Jim Park.

With no comments for open forum Andy made a motion to adjourn the membership meeting and Hal gave a second.

Meeting adjourned at 7:00 PM.

**BOARD MEETING MINUTES**

Board meeting was called to order at 7:05 PM

In attendance were Andy Sheeter, Hal Pang and Dennis McCarthy. Rex Bowman was present for Community Management Professionals.

After review of the October 27, 2011 minutes Andy made a motion to approve and Dennis gave a second. Motion passed unanimously.

Dennis gave the landscaping report. Dennis reported he is working with the County to

## The Estates at Windermere HOA

January 24, 2012

### Membership & BOD Meeting Minutes

Page 2 of 3

remove and replace flowers when the time is right. The need to trim trees in the community was discussed. Dennis made a motion that the remaining \$2,600 in the tree trimming budget be used to trim as many trees as possible for that amount. Andy gave a second to that amount and the motion passed unanimously. Dennis agreed to have it completed.

ARC members were not present. Jason Gamel reported he would have the new rules and regulations review completed by the next meeting so they could be adopted. Rex was asked to get all the paint book information back from the committee and to then contact color Wheel to expedite the paint book for the community. The Board discussed that Rich Newman had volunteered to be on the ARC. Dennis made a motion that Rich be appointed to the ARC committee. Andy gave a second and the motion passed unanimously. The ARC now includes Blakely Meyers as Chairman, Mickey Shriver, and Rich Newman.

Rex Bowman gave the managers report.

1. Financial report for December shows total assets of \$142,770.51 with \$107,529.22 of that amount in reserves. The delinquency report shows as of 12-31-11 the total delinquency is \$3,596.86. As of today 1-24-12 (a new quarter the total amount is \$5,406.32. The amount of Cash in our account today is \$47,219.74.
2. Other options for yard sale sign were investigated and company said this is what most communities used. Price for double sided with frame is \$66.00 each.
3. Quotes to repair items (street, sidewalk, fence, etc) found by the engineer report were given to Board members for consideration. Rex was asked to contact Asphalt Preservation for more information on what they found more than was showing on the Engineers report. Rex also agreed to contact the engineer to find out his thoughts on items found over and above what he found.
4. Manager worked with the gate company to resolve issue of best font for the job. They say they can cut any letters the board decides on since they have a cad system.
5. The black painting requested has been completed on both the new sign and the bike rack.

Main Gate repair/replacement was discussed by the board. The board agreed the font options from the gate company did not meet the standards they require. Andy said he had a person that was an expert and wanted permission to have some options drawn. Board agreed that was the best idea to get the proper font. Andy agreed to do it.

The tennis court repair quotes were reviewed. Dennis made a motion to use Elite Court to repair the court and replace the net. Andy gave a second and the motion passed unanimously. Rex agreed to contact them to get the job started.

The play park was discussed and several new items were considered. Andy made a motion

The Estates at Windermere HOA

January 24, 2012

Membership & BOD Meeting Minutes

Page 3 of 3

that a See-Saw be purchased to fill the vacant area. Hal gave a second and the motion passed unanimously.

The possibility of installing a Gazebo by the Play Park was discussed. The Board questioned how much room they actually had to install the Gazebo. Rex was asked to go into the Property Appraiser site to see if dimensions were given and get that data. Rex agreed to do it.

Next Meeting is scheduled for March 27, 2012 at 6:30. Meeting will be held at Dennis McCarthy home at 2230 Ridgewind Way.

With no further business the meeting adjourned at 8:25 PM

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