

The Estates at Windermere HOA

January 27, 2011

Annual Meeting Minutes

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THE ESTATES AT WINDERMERE HOA
Annual Membership and Election Meeting
WINDERMERE COUNTRY CLUB,
2710 BUTLER BAY DR. NORTH,
WINDERMERE, FL 34786
January 27, 2011

MINUTES

Directors Meeting was called to order at 6:50 p.m.

In attendance were Steve Sargent, Jason Gamel, Kyle Brown, and Mike Toscano. Dennis McCarthy was absent. Rex Bowman was present for Community Management Professionals and 2 homeowners were present.

A quorum for the meeting was present. Requirement is 10% of 66 = 7. We had 4 proxy and 6 owners present.

After review of the December 8, 2010 minutes Kyle made a motion to approve and Jason gave a second. Motion passed unanimously.

Steve gave the landscaping report. Steve noted that Dennis had called him to give an update. Steve said one tree had died that Country planted and that Country had agreed to replace at his cost. Owner at 2411 Ridgewind had reported a tree dying and limbs falling, Board asked Rex to get a couple quotes to find out if tree could be saved or if tree needed to be removed. Rex agreed to do it.

ARC didn't have anyone to show up. The Board asked Rex to contact Blakely to see where the projects she is working on are in the process. Rex was also asked to invite the ARC to the next meeting.

Rex Bowman gave the managers report.

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1. Financial report for November shows total assets of \$139,231.95 with \$96,655.53 of that amount in reserves. The delinquency report shows as of 11-30-10 the total delinquency is \$5,226.12. As of 12-7-10 the amount is \$5,226.12. The board asked Rex to have accounting remove all fees under \$10.00 from the delinquency report.
2. Need to decide if Windermere accounting should continue our taxes/accounting. Mike said he had investigated and decided we should move to Cole and associates to take care of our accounting needs. Rex agreed to let them know.

Old Business

- A. Display light replacement was discussed. Steve has worked with vendors getting quotes. Looks like Florida Door came in with best quote. After discussion Steve made a motion to have the job completed by Florida Door for a not to exceed price of \$3,300. Mike gave a second and the motion passed unanimously.
- B. Mulch was discussed. Board decided to wait till later to install.
- C. 2206 Ridgewind were discussed. Board have found out the sale that was scheduled had fell through. Situation will be monitored.
- D. Planting oak trees and Crape Myrtles was discussed. Dennis agreed to work with Country (our Landscaper) to make sure timing was correct for planting. Dennis said he will have Country install.
- E. Mowing /Maintenance of 2218 was discussed. **Kyle said he would call the number on the notice (attached to the house) to confirm the current owner / company who is responsible for the properties maintenance.**

New Business

- a. Sod in front of community will be replaced. Dennis agreed to talk with country to get it done
- b. Dennis agreed to have the Brick casing contractor get with Florida Door to make sure everything would go together and look nice at the front entrance.

Next Meeting was discussed and January 19 was selected as best date for everyone.

With no further business the meeting adjourned at 7:30 PM

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