

The Estates at Windermere HOA

October 27, 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
October 27, 2011

MINUTES

Directors Meeting was called to order at 6:36 p.m.

In attendance were Steve Sargent, Jason Gamel, Andy Sheeter and Dennis McCarthy. Kyle Brown was absent. Rex Bowman was present for Community Management Professionals as well as one homeowner.

A quorum for the meeting was present. And proof of notice was given.

After review of the September 8, 2011 minutes Jason made a motion to approve and Dennis gave a second. Motion passed unanimously.

Dennis gave the landscaping report. The 4 large oaks by the lake have been trimmed and Godley did a great job Dennis reported. Dennis has been working closely with Country to accomplish some needed jobs. Dennis reported some flowers had died and Country had agreed to replace at no cost to the Association.

ARC members were not present again and the board requested Rex to contact the committee to see how close to being complete is the paint color book. Jason Gamel agreed to work with the ARC since one member has dropped off the committee.

Rex Bowman gave the managers report.

1. Financial report for September shows total assets of \$143,391.69 with \$105,766.01 of that amount in reserves. The delinquency report shows as of 9-30-11 the total delinquency is \$2,455.49. As of today 10-24-11 that amount is \$4,748.60.
2. The Financial report for the month shows one variance of \$2,250 over budget for trees (6525) since we spent \$3,000 with a budget of \$250. We are still \$354.22 under budget for the year in that line item. Everything for the month was \$893.85 under budget. For the year we are \$6,764.98 under budget.

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3. Quote for Garage Sale Sign was given to the board. Board requested Rex ask sign company if other options were available for the sign. The board agreed to buy the sign that turned out to be best for community after review of other quotes.
4. Engineer report is returned and has work that needs completed. Board requested Rex get quotes on the jobs noted by the engineer. See list below. Board requested Rex use vendors that have been used in the past by the association.
 - A. Pg. 3 Asphalt Seal
 - B. pg. 6 Sidewalk repairs.
 - C. Pg. 8 Curb Repairs.
 - D. Pg. 9 Pond Items needing Repair.
 - E. Pg. 10 Rebar showing.
 - F. Pg. 11 Fence missing Caps and repairs needed.

Main Gate repair/replacement was discussed by the board. After review of all options Dennis made a motion to replace the gates per quotes already received. Andy gave a second and motion passed unanimously by the board. Rex was asked to contact the gate company (GP Rhino) to get the job started per their quote. Rex Agreed

The permanent community announcements sign has been installed and options of what is needed in the sign was discussed. Rex was asked to get quote to paint the sign posts for the sign and the bike rack by it black. Rex was asked to also get quotes to paint the background on the entry signs. Rex agreed to do both.

Future Projects including pavilion, Shade for playground etc was discussed. Jason volunteered to investigate the options for Sail type shade for the playground. Dennis agreed to work on possible pavilion options and Rex agreed to talk to the company that now finances the playground equipment to see what the possibility would be to get another loan if the Gazebo might become a possibility. Rex agreed to do it.

Next Meeting is scheduled for January 24, 2012 at 6:30. This will be the Annual Membership meeting. Andy agreed to check on a room at the country club.

With no further business the meeting adjourned at 8:20 PM

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