

The Estates at Windermere HOA

April 26, 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
April 26, 2011

MINUTES

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

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

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

After review of the February 22, 2011 minutes Steve made a motion to approve and Dennis gave a second. Motion passed unanimously.

Dennis gave the landscaping report. Dennis reported work has been completed by Godley included Mulch and trees trimmed. He reported Country has completed installing mulch, installing Sod, and removing shrubs by the tennis court. Rex was asked to get quote to get a hurricane trim on 4 large oaks by the lake. Rex agreed to do it. Steve reported he has worked with Country to identify irrigation problem areas. Steve agreed to get quote for needed irrigation repairs.

ARC was given by Steve. Blakely Meyers had sent an email explaining the projects she is working on. Rex was asked to email her that the board approved the paint book and would appreciate her expediting getting the color books from Color wheel. The change of Rules and Regulation was discussed by the board. Steve said he would contact Jason Gamel to see if review of the changes was complete.

Rex Bowman gave the managers report.

1. Financial report for March shows total assets of \$139,724.84 with \$102,572.30 of that amount in reserves. The delinquency report shows as of 3-31-11 the total delinquency is \$6,095. As of 4-25-11 the amount is \$6,121.37.
2. The insurance claim was settled. After the \$1,000 deductible we got \$2,393.16.

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Aquatic System Carp request was discussed. Rex was asked to contact them to make sure everything was going as planned and to see when it might be completed.

Shade, was discussed for the playground area. Board agreed that should be next big item to consider. Board agreed to investigate and possibly get quotes for future installation.

Electric for playground area was discussed. Hal agreed to get additional quoted to install the electric.

Dennis discussed the lighting in front of the community and how good everything is looking. Board agreed quotes should be collected to add additional lights in back of guardhouse. Hal agreed to ask the electrician to quote that as well.

Kyle expressed concern about the weeds not getting cut in the community behind ours called Silver Lakes. Rex agreed to try to get the manager for the community contact information to see if they could address the weed problem.

Board discussed the purchase of a permanent community announcements sign to replace the small signs used now; the poor appearance of the small signs being the primary concern. Hal suggested, and will gather information for LED fast scroll or word-flash type signs. Steve said he will gather information for weatherproof message board style enclosures. All information gathered will be presented at the next board meeting.

Next Meeting was discussed and June 28 was selected as best date for everyone.

With no further business the meeting adjourned at 7:50 PM

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