

The Estates at Windermere HOA

June 28, 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
June 28, 2011

MINUTES

Directors Meeting was called to order at 6:35 p.m.

In attendance were Steve Sargent, Jason Gamel and Dennis McCarthy. Kyle Brown was absent. Mike Toscano had turned in his resignation since the last meeting. Rex Bowman was present for Community Management Professionals as well as Andy Sheeter.

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

After review of the April 26, 2011 minutes Dennis made a motion to approve and Steve gave a second. Motion passed unanimously.

Andy Sheeter had agreed to fill the open board position as well as the open officer position of treasurer. Dennis made a motion to appoint Andy to the open board position and the open officer position as treasurer. Steve gave a second and the motion passed unanimously.

Dennis gave the landscaping report. The 4 large oaks by the lake were discussed and Dennis agreed to get with Godley to quote trimming those as well as 3 trees at 2534 Ridgewind.

ARC members were not present (BOD did not receive a reply to the email inviting ARC to attend this meeting) at the meeting to update the board on activities. The board requested Rex to contact the committee to find out if there were any outstanding issues and to see how close to being complete was the paint color book. Jason Gamel was asked if review of the revised rules and regulations were complete. Jason said review was not completed yet but confirmed it would be complete before the next meeting.

Rex Bowman gave the managers report.

1. Financial report for May shows total assets of \$138,472.67 with \$101,206.41 of that amount in reserves. The delinquency report shows as of 5-31-11 the total delinquency is \$2,832.96. As of 6-21-11 the amount is \$2,331.28.

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2. Per Kyle Brown request Sunset Lakes was called to cut the grass between the 2 properties. It was reported that they did a good job.
3. Per board request Mary Edwards (Arborist) with Valley was called to get quote to trim 4 large trees by the lake. She agreed but said she wanted to meet someone to discuss the job. She said she has quoted several time and lost bid because a lesser job was completed.
4. We did receive the permit for 70 fish. We are on our stocking list! Probably be in July. Our permit # is AT-07-CR-98-0865.

Paint (touch-up) entry signs were discussed as well as gate repairs needed. Steve agreed to meet with a vendor to start with painting small jobs to see how they did before a major project was started. Gate repairs to be decided at later date.

Rex was asked if the CPA had completed the revisions to the 2010 financial that showed items not even in our community. Rex agreed to find out and get back to the board.

Rex was asked if CMP had found out about the refundable deposits showing on the monthly financial statements. Rex agreed to find out.

Poor ant control in the community was discussed. Rex agreed to contract Tru-Green to let them know if they couldn't do the job a vendor that could would be contracted.

The invitation from Windermere Country Club was discussed. Board agreed that would be the social committee option to send via email to all owners they could reach. Steve agreed to get the invitation to the committee.

Electric for playground area was discussed. All is now complete except the power company must install the meter.

Board discussed the purchase of a permanent community announcements sign to replace the small signs used now; Hal was not able to attend with his findings on possible options but board viewed several options. Review and consideration of all options will take place before a decision is made.

Next Meeting is tentatively scheduled for August 30, 2011.

With no further business the meeting adjourned at 7:55 PM

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

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