

The Estates at Windermere HOA

Sept 8, 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
September 8, 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 June 28, 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 were discussed and Dennis agreed to get with Godley to quote trimming those as well as a number of large trees that could be trimmed for less than \$2,000. Jason made a motion to approve Dennis raising the canopy on the 4 trees mentioned for \$1,200 and trim as many trees near the front entrance that could be done for \$2,000. Andy gave a second and the motion passed unanimously. Dennis noted that he planned to use money from the budget (about \$500) to plant new flowers at the front entrance.

ARC members were not present the board requested Rex to contact the committee to see how close to being complete was the paint color book. Jason Gamel reported that he has reviewed the revised rules and regulations and thought they looked pretty good. Jason has an attorney friend that agreed to review also and he hoped to have that completed before next meeting.

Rex Bowman gave the managers report.

1. Financial report for August shows total assets of \$145,601.85 with \$104,602.28 of that amount in reserves. The delinquency report shows as of 8-31-11 the total delinquency is \$2,673.38. As of today 9-8-11 the balance is \$2,648.38.
2. The Carp have been installed. Our permit # is AT-07-CR-98-0865.

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3. Draft budget is complete and ready for review. Board agreed that next meeting on October 27th, 2011 the budget will be the main topic.
4. We ended up with 9 owners paying assessments a few days late. Board discussed the fact that a postcard was not sent as it had been in the past and agreed that those late fees should be waived. Rex was asked and agreed to waive those fees per board instructions.

Paint (touch-up) entry signs were discussed as well as gate repairs needed. Board agreed the gate repair cost was so high we should consider replacement with a new, light weight aluminum gate that would look much better and last many years. Steve agreed to get quotes for replacement with new aluminum gates. Rex agreed to get Steve phone numbers of companies to quote. Sign touch-up was discussed and Steve agreed to get quotes. Rex agreed to see if vendor name that completed job before could be found.

Board discussed the purchase of a permanent community announcements sign to replace the small signs used now. Steve had several photos that board reviewed. Dennis made a motion to purchase & install the vertical outdoor sign that is roughly 24" x 30". Jason gave a second and the motion was approved unanimously. Rex was asked by the board to purchase and have Fred install. Rex agreed

The board discussed the poor condition of the community yard sale sign. Rex was asked and agreed to get quote for a new sign. Steve agreed to send Rex a copy of the logo that he would like on the sign.

Pressure cleaning the fence in front of community, the guardhouse, the sidewalks, and curbs were discussed. Rex was asked to get quotes to do all those separately and as one. Rex agreed to do it. Rex was also asked to have the pressure washing vendors check the loose fence slat to see if it was broken or just fell from a slot.

Board discussed the need to do an engineering survey. Rex was asked to talk to the engineer to see if he could adjust his price to meet what the board felt they could afford at this time. Rex agreed to do it.

Next Meeting is scheduled for October 27, 2011 at 6:30 to be held at Steve Sargent Home.

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

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