

The Lakes of Windermere Community Association

6972 Lake Gloria Blvd
Orlando, Florida 32809
Jill Rygh, LCAM, CMCA, AMS, PCAM

Date: August 13, 2018

Time: 7:00pm

Location: Windermere Prep School
6189 Winter Garden Vineland Rd.
Windermere, FL 34786

MINUTES

- I. **CALL TO ORDER:** 7:00pm
- II. **ESTABLISHMENT OF BOARD QUORUM PRESENT:**
Jon Johnston - Present
Kristin Donovan – ABSENT
Danny Curbelo- Present
Paul Marcoccia - Present
Bob Kneer- Present
Teresa O'Brien- Present
Helen Barker- Present
- III. **PROOF OF MEETING NOTICE:** Notice was posted on the community bulletin board 48hrs in advance of the meeting per Florida Statutes and on the community website.
- IV. **APPROVAL OF PREVIOUS MEETING MINUTES:** Bob **MOTIONS** to approve the June 13, 2018 minutes, Paul seconds, unanimous.
- V. **FINANCIALS/COLLECTIONS:**
 - a. July 2018 Financials are provided to the board. – Check money accounts to less than \$250,000- **JILL- completed** Jill to get price to send statement to all delinquent homeowners. - **JILL** Board reviews June financials. Danny **MOTIONS** to approve the June financials, Paul seconds, unanimous.
 - b. Update from Alliance Collection agency- Jill provides an updated report from Alliance. There are currently 3 homeowners that owe more than \$1000.00. No board action needed at this time.
- VI. **OLD BUSINESS:**
 - a. Update regarding Monk property/annexation- Jon Johnston gives the board an overview of the teleconference with Betsy Vanderley. Jon states that this project is current being held by committees before it goes for a vote. Jon speaks about the zoning, future land use,
 - b. Landscaping Update/ Estimates-
 1. Pine Tree removal- Estimates from Advance Tree pros- Board approves to proceed with the removal of 38 pine trees at a total cost of \$3650.00. Jon signs the contract providing that the vendor agrees to

- remove the extra \$200 for the additional trees. Jill will contact the vendor. – JILL-completed
- 2. Estimate to add pine straw- Floralawn- Danny MOTIONS to approve to proceed with the estimate, Paul seconds, unanimous. Jill will provide the approval to the vendor. – JILL-completed
- c. Homeowner covenant enforcement-
 - 1. Covenant Enforcement Policy- Jill speaks to the board regarding the process and reviews each home that is currently being pursued, course of action, and communication from the homeowner.
 - 2. Communicating with homeowners regarding enforcement issues (newsletter, bulletin board, website, Nextdoor, email blast, possible pressure cleaning vendor to assist, letter to all homes in the alleys)
- d. House numbers on the curbs- Jill presents the board with 3 estimates to add house identification numbers to the alley driveways to identify each home. The board declines to proceed with this project.
- e. Estimate for pothole- Jill presents the board with 2 estimates to fill in the potholes. The board approves to proceed with the estimate to proceed with the repair of 7 areas. Jill will notify the vendor with approval. – JILL-completed
- f. Fountain in the Hawkstone Dr. – Jill presents the board with an estimate to install a new fountain on Hawkstone which includes electrical. Teresa MOTIONS to approve the estimate from Vertex Water Features, Danny seconds, unanimous. The board requests this to be taken out of the retained earnings. - JILL
- g. Clubhouse roof painting- Jill has obtained and provided the board with 3 bids for this project. The board approves to proceed with the estimate from Alden Contracting. Jill will give the vendor approval to proceed. – JILL-completed
- h. Soccer goals- 4X6 or 5X9 - PVC or Metal - Board requests prices and to proceed with ordering.

VII. NEW BUSINESS:

- a. 6716 Duncaster- Paint home – The homeowner attends the meeting to discuss the ARB’s prior decision to deny the application. The board reviews the application and reverses the ARB’s decision regarding the paint color.
- b. Basketball court- The board agrees the hours of operation for the basketball court is Dawn to Dusk.
- c. 2019 Budget Meeting- Draft budget is currently in progress.
 - 1. Add line item for pressure washing- Board request

VIII. ADJOURNMENT: 9:25pm Teresa MOTIONS to adjourn, Helen seconds, unanimous.

Board Members- 1 year term

Jon Johnston - President
 Kristin Donovan - Treasurer
 Danny Curbelo - Director
 Paul Marcoccia –Secretary

Bob Kneer- Director
Teresa O'Brien- Vice President
Helen Barker- Director

Upcoming Meetings and Events

Sept 11 – Board meeting

Oct 9- Annual and Budget Meeting

Nov 13 – Board meeting

Websites: www.Lakesofwindermere-hoa.com and www.LakesofWindermereARB@gmail.com