

The Lakes of Windermere Community Association

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

Date: December 11, 2018

Time: 7:00pm

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

MINUTES

I. CALL TO ORDER: 7:02pm

II. ESTABLISHMENT OF BOARD QUORUM PRESENT:

Jon Johnston – Present
Kristin Donovan - Present
Danny Curbelo- Present
Paul Marcoccia – Present
Teresa O'Brien- Present
Helen Barker- Present
Peter Pawelczak- ABSENT

Jill Rygh from Leland management is present as well.

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: Danny **MOTIONS** to approve the November 13, 2018 minutes as presented, Paul seconds, unanimous.

V. FINANCIALS/COLLECTIONS: November 2018 Financials are not available until the 15th which will be emailed to the board for review.

VI. OLD BUSINESS:

- a. Monk property- Jon speaks to the board about the Orange County meeting which was 12-10-18. Jon speaks about the concerns of the Lakes of Windermere board, traffic, construction, and amenity usage.
- b. Reserve Issue- Jon and Jill had a teleconference meeting with the attorney. Jon speaks to the board about the attorney's recommendation. Leland is in the process of obtaining the boxes from the warehouse to investigate further.
- c. Pool resurfacing contract- Jon **MOTIONS** to proceed with Grunit contract not to exceed \$72,500.00 funds to come from the pool reserves, Danny seconds, unanimous. Jon will speak to Simon about a final price before proceeding. - **JON**

- d. Tree Trimming at pool- Estimates have been received and reviewed. Jon speaks about the need to thin the trees. Teresa **MOTIONS** to proceed with estimate with Perfect Garden not to exceed \$7475, Helen seconds, unanimous.
- e. Volleyball estimate for poles, net and sand – Jill has obtained 3 estimates for board review. Board requests Simon to remove the current volleyball net. – **SIMON** Paul **MOTIONS** to approve the Floralawn estimate to add additional sand in the amount of \$4075, Danny seconds, unanimous.
- f. AirBNB home on Lake Sawyer Dr.- Jill has sent additional email to the homeowner and contacted Orange County to further investigate.
- g. Center Island Holiday Lights- Jill to speak to Dianne about repairing the lights.- **JILL**
- h. Ask Eric to attend January board meeting to be held on January 8th- **JILL**
- i. Repair putting green- Board approves to proceed with the estimate from Sport Court in the amount \$783.00. Jill will proceed with approval to the vendor. - **JILL**
- j. Mailboxes- Jill provides additional information to Teresa regarding a new vendor for homeowners to utilize for mailbox needs.

VII. NEW BUSINESS:

VIII. ADJOURNMENT: 8:09pm Danny **MOTIONS** to adjourn, Paul seconds, unanimous.

Board Members- 1 year term

Jon Johnston - President
Kristin Donovan - Treasurer
Danny Curbelo - Director
Paul Marcoccia –Secretary
Peter Pawelczak- Director
Teresa O’Brien- Vice President
Helen Barker- Director

Upcoming Meetings and Events

January 8 – Board Meeting
February 12 – Board Meeting
March 12 – Board Meeting
April 9 – Board Meeting
May 14 – Board Meeting
June 11 – Board Meeting
July 9 – Board Meeting
August 13 – Board Meeting
September 10 – Board Meeting
October 8 – Budget and Annual Members Meeting
November 12 – Board Meeting

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