

# The Lakes of Windermere Community Association

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

**Date:** January 8, 2019

**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 - Present  
Danny Curbelo- Present  
Paul Marcoccia – ABSENT  
Teresa O’Brien- Present  
Helen Barker- Present  
Peter Pawelczak- Present  
  
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 12-11-18 minutes, Helen seconds, unanimous.
- V. **FINANCIALS/COLLECTIONS:** December 2018 Financials are not available until the 15<sup>th</sup> which will be emailed to the board for review.
- VI. **COLLECTIONS:** Jill presents the board with a list of homeowners ready to be pursued further legal action due to delinquent accounts.
- VII. **GUEST SPEAKERS:**
  - a. Eric Whynot attends the meeting to discuss the reserve accounts with the board. Jill will obtain a copy of the original budget from the developer and send to Erik to review and give confirmation on how the board can proceed with the reserve accounts. - **completed**
  - b. Chris from Floralawn attends the meeting to discuss 2019 landscaping and new projects. The board requests Floralawn to submit a revised estimate for the area around the tennis court. – **revised estimate submitted**

**VIII. OLD BUSINESS:**

- a. Monk property- No update at this time.
- b. Sand at Volleyball court- Scheduled to be installed next week by Floralawn. New poles and net for the volleyball court has already been approved.
- c. Basketball repairs (fence and black bar)- Jill has contacted vendor to repair fence and weld the bar. – **completed**

**IX. NEW BUSINESS:**

- a. Ponds- Jill has contacted Orange county regarding the ponds and the possibility of adding fish. Jill has also contacted the vendor regarding extra treatments.
- b. Holiday lights at the front entrance- Board requests Jill to contact Dianne to purchase new lights for next year. - **completed**

**X. ADJOURNMENT:** 8:37pm Danny **MOTIONS** to adjourn, Kristin seconds, unanimous.

**Items that have been addressed**

1. Approval was given to vendor to repair the putting green.
2. Holiday lights in center island were approved to be replaced with brighter lights.
3. Manager contacted Erik Whynot to attend January board meeting.
4. Manager contacted Floralawn (Chris) to attend the January board meeting.
5. Updated minutes were sent to webmaster for the website.
6. Manager contacted code enforcement, the attorney, and opposing counsel regarding AirBNB issue. Manager spoke to homeowner many times. Manager reserved the home as proof with pics.
7. Manager gave approval to tree vendor to proceed with tree trimming at pool. This work will begin 2<sup>nd</sup> week in January.
8. Manager requested Simon to remove the volleyball net.
9. Manager requested estimate for new volleyball poles from Honel.
10. Manager requested a drawing from the landscaper for the proposed new tennis court plants.
11. Manager gave approval per the board to remove 2 trees.
12. Manager gave approval to Simon to begin pool resurfacing which is scheduled the second week in January 2019.
13. Manager obtained estimates and gave approval to Honel for the volleyball court net and the pulley system.
14. Manager spoke to Lisa Marks at Orange county about resodding the area which was damaged due to the new pipe. The new sod is being ordered.
15. Manager requested records to be brought to Leland corporate office from the warehouse.
16. Manager sent new board member information regarding the board certification.

**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**

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](http://www.Lakesofwindermere-hoa.com) and [www.LakesofWindermereARB@gmail.com](mailto:www.LakesofWindermereARB@gmail.com)