

The Lakes of Windermere Community Association

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

Date: October 9, 2018

Time: 6:30pm

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

MINUTES

I. CALL TO ORDER: 6:30pm

II. ESTABLISHMENT OF BOARD QUORUM PRESENT:

Jon Johnston – Present
Kristin Donovan - Present
Danny Curbelo- Present
Paul Marcoccia - Present
Bob Kneer- Present
Teresa O'Brien- Present
Helen Barker- Present

Jill Rygh from Leland Management is present as well.

III. PROOF OF MEETING NOTICE: Notice was mailed to all homeowners 30 days in advance. Notice was also 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: Paul **MOTIONS** to approve the September 11, 2018 minutes as presented, Bob seconds, unanimous.

V. FINANCIALS/COLLECTIONS:

- a. September financial not available at this time. September financials will be emailed to the board on the 15th of the month.
- b. Collection Report- Updated delinquency list has been provided.
- c. Board requests Jill to confirm with the CPA if HOA is allowed to use reserves from one reserve line and use towards another reserve category. Ask if need majority of homeowner approval to add a new reserve line item. - **JILL**

VI. 2019 BUDGET RATIFICATION- Jill presents the proposed budget. Helen **MOTIONS** to approve the 2019 Budget at a rate of \$210 per home per quarter paid January 1, April 1, July 1, and October 1, Bob seconds, Danny approves, Kristin approves, Paul approves, Jon opposes. Motion carries.

VII. OLD BUSINESS:

- a. Update regarding Monk property/annexation- The board gives the update to the homeowners.
- b. Pine trees in common areas -Update

VIII. NEW BUSINESS:

- a. Community Pool Resurfacing- Simon from Resort Pools is in attendance to speak to the board about the options. Jill to get additional estimate. - Jill
- b. Increase in fountain maintenance contract due to additional fountain- Kristin MOTIONS to approve the updated contract for the maintenance of the new fountain, Teresa seconds, unanimous.
- c. Fall Festival –Update
- d. The board requests Jill to ask vendor to treat the pond before the new fountain is installed. - JILL

IX. ADJOURNMENT: 8:07pm

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

Nov 13 – Board meeting

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