

# The Lakes of Windermere Community Association

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

**Date:** April 9, 2019

**Time:** 7:00pm

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

## MINUTES

### **I. CALL TO ORDER:**

### **II. ESTABLISHMENT OF BOARD QUORUM PRESENT:**

Jon Johnston – Present  
Kristin Donovan -Present  
Danny Curbelo- Present  
Paul Marcoccia – ABSENT  
Teresa O'Brien- Present  
Helen Barker- ABSENT  
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 3-12-19 minutes as presented, Peter seconds, unanimous.

### **V. FINANCIALS/COLLECTIONS:** March financials will be available after the 15<sup>th</sup>. Jill presents the board with a copy of the February financials.

### **VI. COLLECTIONS:** Jill presents the board with a list of homeowners who are delinquent. There are currently 5 delinquent homeowners being pursued for past due collections.

### **VII. OLD BUSINESS:**

- a. Monk property Update
- b. Landscaping at the tennis court estimate- Jill is in the process of obtaining an additional bid from Dianne.- **JILL**
- c. Trip and Fall claim update- Jill to contact insurance carrier regarding the update as per the accounting aspect. Jon gives the board an update on the status.

### **VIII. NEW BUSINESS:**

- a. Evaluate sidewalks at the pool area- **JILL**

- b. Call county to find out about resuracfinfing
- c. Jill to evaluate list of homes provided by the board that are not in compliance. - JILL
- d. Pool furniture- The board requests Jill to obtain information for different style and price of new pool furniture- JILL
- e. Alley road repair estimate

IX. **ADJOURNMENT:** 8:03pm Danny **MOTIONS** to adjourn, Paul seconds, unanimous.

**Items that have been addressed**

1. **Manager and landscaper met with Orange County. 2 retention ponds were mowed.**
2. **Manager has contacted the Sherriff department regarding 2 cars that need to be towed.**
3. **New net and volleyball posts have been installed**
4. **Mulch at the playground at the pool has been installed.**
5. **Fountain motor has been replaced under warranty and is now operating.**
6. **Manager has contacted chair vendor regarding repairing the chairs at the pool. Manager to discuss options at the board meeting.**
7. **Manager has given approval for vendor to repair the tennis court gate and fence.**
8. **Lake Doctors submitted estimate to net the algae which approval has been given to the vendor to proceed.**
9. **Restroom doors at the cabana are in process of being repainted.**
10. **Leland contact information was added to the bulletin board at the pool.**
11. **Garage sale banners were installed and removed. Ad was placed in newspaper.**
12. **Lights at the cabana are in process of being removed/relocated.**
13. **Tennis court vendor has been contacted about repairing the cracks and cleaning.**

**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**

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)