

The Lakes of Windermere Community Association

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

Date: February 12, 2019

Time: 7:00pm

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

MINUTES

- I. **CALL TO ORDER:** 7:01pm
- 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- 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:** Kristin **MOTIONS** to approve the 1-8-19 minutes, Peter seconds, unanimous.
- V. **FINANCIALS/COLLECTIONS:** December 2018 Financials were emailed to the board on December 15th. Jill presents the board with the January 2019 financials to review. Accounting manager has emailed the year-end report to the board to review.
- VI. **COLLECTIONS:** Jill presents the board with a list of homeowners who are delinquent. Jill sends the board the approval forms to proceed with 3 delinquent homes.
- VII. **OLD BUSINESS:**
 - a. Monk property- Paul gives an update regarding the recent requirements from the county for the developer.
 - b. Landscaping at the tennis court estimate- Jill provides the board with the original and the revised estimate. The board requests Jill to get an estimate from Honel for wood barrier, dirt, etc. - **JILL**
 - c. Pool resurfacing update- The pool is currently in progress of being resurfaced.

- d. Final payment for Grunit pool resurfacing- Jon signs the final invoice in the amount of \$34,250.00. The board requires a lien release from the vendor prior to releasing payment to Grunit. - completed
- e. Tennis court gate- Jill to contact fence vendor to repair the tennis court fence and gate. - JILL

VIII. NEW BUSINESS:

- a. Community garage sale- Board confirms they want to hold their community garage sale on April 6th. Jill will pull the permits and post ads on Craigs List and Orlando Sentinel. Jill will arrange banners to be posted at the entrance a week in advance.
- b. Violations- Jill to create a draft email blast including the housekeeping letter to be emailed to all homeowners.
- c. Pressure washing sidewalks- Board discussion regarding having the community sidewalks pressure cleaned along the common areas once a year.
- d. Inoperable vehicle on Aldershot- Jill has contacted Orange County to have the car removed. - completed

IX. ADJOURNMENT: 8:10pm Danny MOTIONS to adjourn, Paul seconds, unanimous.

Items that have been addressed

1. Putting green has been repaired.
2. Manager contacted Erik Whynot to attend January board meeting.
3. Tree trimming work has been completed.
4. Pool resurfacing has begun.
5. Manager gave board approval to Honel for new net and volleyball posts.
6. Manager requested a drawing from the landscaper for the proposed new tennis court plants.
7. Manager contacted Orange county to inspect the ponds and vendor to retreat the algae.
8. Timer for the front entrance fountain was replaced.
9. Landscaper repaired irrigation that was running at the park area during the weekend.
10. Sand was installed at the volleyball court.
11. Manager contacted Spectrum to repair the wire which was cut by the landscapers.
12. Basketball fence was re-secured and the fence has been repaired.
13. Mulch was added around sign posts throughout the community by Floralawn.
14. HOA binder was created for Peter Pawelczak

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

March 12 – Board Meeting

April 6- Community Garage Sale

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