

The Lakes of Windermere Community Association

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

Date: May 14, 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 - ABSENT
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:** Danny **MOTIONS** to approve the March minutes as presented, Helen seconds, unanimous.
- V. **FINANCIALS/COLLECTIONS:** Jill presents the board with a copy of the April 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. Jill to speak to the board regarding an offer to settle a past due account currently at collections. The board requests Leland to speak to the attorney regarding an approval for a 12month payment plan with 10% down. – **JILL-completed**
- VII. **OLD BUSINESS:**
 - a. Landscaping at the tennis court estimate- Jill is obtaining additional estimates for this project.
 - b. Trip and Fall claim update- Jon speaks to the board regarding the status of the claim. This is not an HOA issue.
 - c. Jill has contacted the county about resurfacing the roads. The county is re-inspecting and will have a date by the end of the week to Jill.

VIII. NEW BUSINESS:

- a. Board Roles- Jon speaks about the need to have other board members take on responsibilities for him. Teresa volunteers as the acting president for the month. Roles to be determined at the next board meeting.
- b. ARB Committee- Missing applications- Jill presents the board with a list of all outstanding applications. Teresa volunteers to assist Tory with certain applications.
- c. Pool furniture- Teleconference with Ron Wilkins (pool furniture vendor) regarding the different options. Ron will attend the next board meeting to speak to the board in person.
- d. Signage at the basketball court- Jill will create a new sign and send to the board for approval.
- e. Picnic table- The board requests the table to be removed by the handyman if it is not removed before the weekend. Danny will post a notice on the website. – **DANNY**
- f. Trees in the common areas to be removed- Jill presents the board with an estimate from the vendor to remove additional pine trees that are rotting or infested with bugs. The board requests the vendor to mark the trees for final approval. The board will inspect the trees once marked and give approval to Jill to proceed. – **JILL-completed**

IX. **ADJOURNMENT:** 8:20pm Danny **MOTIONS** to adjourn, Teresa seconds, unanimous.

Items that have been addressed

1. 2 cars that needed to be towed have been removed.
2. Pool gate has been repaired.
3. Lock box on side of clubhouse has been repaired.
4. Manager has contacted chair vendor regarding repairing the chairs at the pool. Manager to discuss options at the board meeting.
5. Manager has given approval for vendor to repair the tennis court gate and fence.
6. Lake Doctors treated algae in the pond.
7. Restroom doors at the cabana are in process of being repainted.
8. Lights at the cabana have been removed in the landscaping.
9. Tennis court vendor has been contacted about repairing the cracks and cleaning.
10. Tennis court fence has been re-secured.
11. Manager has contacted Orange County regarding resurfacing the roads.
12. Fallen pine trees have been removed.
13. Manager has contacted other manager of community along Northwich strip who has installed palm trees in the easement.
14. Manager has submitted form to the water department for water bill credit.
15. Manager has sent minutes to the webmaster to put on the website.

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

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