

The Lakes of Windermere Community Association

Board Meeting Minutes

February 21, 2023

7 PM

Location: 8464 Winter Garden Vineland Road, Orlando, FL 32836 Building #10
and online via Zoom

Call to Order – Meeting called to order at 7:05 PM

Establish Quorum - Quorum was established with Jon Johnston, Sandra Hamberg and Jeremy Blockson present in person, and Kristin Donovan, Paul Marcoccia, and Teresa O'Brien present via zoom. Lisa Gonzalez, LCAM attended in person, representing Leland Management.

Proof of Notice - Notice was posted on property 48 hours in advance of the meeting.

Meeting Minutes - Kristin Donovan made a motion to approve the previous meeting minutes from January 10, 2023. Jeremy Blockson seconded the motion. All in favor, motion passed.

ARB Appeal – Homeowner's from 7051 Nobleton Drive appealed an ARB denial decision for their new windows. After the Board reviewed, it was voted 5:1 to affirm the ARB's denial decision (Jeremy Blockson, Jon Johnston, Kristin Donovan, Paul Marcoccia, and Teresa O'Brien voted to uphold the denial and Sandra Hamberg voted to overturn the decision.

Unfinished Business –

- **Pergola Replacement Discussion** – Jeremy Blockson motioned to table the pergola discussion until additional information is obtained. Teresa O'Brien seconded the motion. All in favor, motion passed.
- **Basketball Court Fence** - Jon Johnston motioned to approve the No Limit, Inc proposal for \$3,331.18. Sandra Hamberg seconded the motion. All in favor, motion passed.
- **Sidewalk & Curbing Pressure Cleaning** - - Jon Johnston motioned to the EVR Services proposal for \$12,500. Sandra Hamberg seconded the motion. All in favor, motion passed.

New Business –

- **Landscaping Mockup Review** – After reviewing Teddy's mockups of Eden's landscaping enhancement proposal, Jon Johnston motioned to approve with a not to exceed price of \$25,000. Jeremy Blockson seconded the motion. All in favor, motion passed.
- **Basketball Court Service and Turf Proposal** – Jon Johnston motioned to approve Sport Court to fix the edging/center key, not to exceed \$2500 and table the sod discussion. Jeremy Blockson seconded the motion. All in favor, motion passed.

- **Community Mulch Proposal** - Jon Johnston motioned to approve the Baker Commercial Landscaping for \$8550. Jeremy Blockson seconded the motion. All in favor, motion passed.
- **Poop Bandit Invoice Processing Review** - Jon Johnston motioned to approve the flat rate price invoicing, based on the community's average usage. Jeremy Blockson seconded the motion. All in favor, motion passed.
- **ARB Fence Discussion** - Jon Johnston motioned to move forward with the Attorney's recommendation for settlement regarding Lot 100019. Jeremy Blockson seconded the motion. All in favor, motion passed.
- **Attorney Demand Notices for Violators** - Jon Johnston motioned to send Lot 400555 and Lot 100022 to the attorney for violations. Jeremy Blockson seconded the motion. All in favor, motion passed.
- **Volleyball Net Discussion** – A homeowner requested the Board consider changing the volleyball net to an adjustable net to allow for different sports. The Board discussed and decided to table the topic for now, as there are more pressing items that currently take precedence.
- **Homeowner Discussion** - opened for homeowner discussion and questions, which were addressed accordingly by the Board.

Adjournment – Jeremy Blockson motioned to adjourn the meeting at 8:43 PM. Jon Johnston seconded the motion. All in favor, meeting adjourned.