

The Lakes of Windermere Community Association

Board Meeting Minutes

June 20, 2023

7 PM

Location: 8464 Winter Garden Vineland Road, Orlando, FL 32836 Building #4
and online via Microsoft Teams

Call to Order – Meeting called to order at 7:01 PM

Establish Quorum - Quorum was established with Jon Johnston, Paul Marcoccia, and Sandra Hamberg present in person, and Kristin Donovan and Jeremy Blockson present online via Microsoft Teams. Teresa O'Brien and Peter Pawelczak were absent. 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 - Jon Johnston made a motion to approve the previous meeting minutes from May 16, 2023. Sandra Hamberg seconded the motion. All in favor, motion passed.

Unfinished Business –

- **Pergola Project** –
 - Sandra Hamberg made a motion to approve Hornel's estimate for \$4,354.95 (\$2500 required deposit) for the replacement of the top stringers on the pool pergola with powder coated white aluminum. Jon Johnston seconded the motion. All in favor, motion passed.

New Business -

- **CPA Engagement** –
 - Jon Johnston made a motion to proceed with CPA, Tony L. Gregory, and approve his CPA Engagement letter for \$6200. Kristin Donovan seconded the motion. All in favor, motion passed.
- **Ratify Invoice Approval** –
 - Jon Johnston made a motion to ratify the Boards previous email approval for Hornel's invoice #13472 for \$1883.20. Jeremy Blockson seconded the motion. All in favor, motion passed.
- **Invoice Approvals** –
 - Jon Johnston made a motion to approve the Eden Landscaping Enterprises Inc invoice #112510 for \$24,338.00. Sandra Hamberg seconded the motion. All in favor, motion passed.
 - Jon Johnston made a motion to approve the Resort Pool Services invoice #19300 for \$1908. Paul Marcoccia seconded the motion. All in favor, motion passed.
 - Jon Johnston made a motion to approve the No Limit Inc invoice #54190 for \$1200.06. Paul Marcoccia seconded the motion. All in favor, motion passed.
 - Jon Johnston made a motion to approve the SCCF, LLC invoice #13720 for \$1903.04. Paul Marcoccia seconded the motion. All in favor, motion passed.

- Jon Johnston made a motion to approve the Baker Landscaping invoice #ORL565795 for \$2170. Paul Marcoccia seconded the motion. All in favor, motion passed.
- Jon Johnston made a motion to approve the new DiMasi/Burton invoice #121510 for \$2040 and adjust the previous approval for DiMasi/Burton invoice #122101 to 5268.50 (*previously approved in May for \$7938.65*). Jeremy Blockson seconded the motion. All in favor, motion passed.
- Jon Johnston made a motion to approve the Leland Reimbursement invoice #53054 for \$1444.75. Sandra Hamberg seconded the motion. All in favor, motion passed.

Homeowner Discussion - opened for homeowner discussion and questions, which were addressed accordingly by the Board.

Adjournment – Jon Johnston motioned to adjourn the meeting at 8:20PM. Paul Marcoccia seconded the motion. All in favor, meeting adjourned.