The Lakes of Windermere Community Association

October 17, 2023
7 PM
Location: 8464 Winter Garden Vineland Road, Orlando, FL 32836 Building #4
and online via Zoom

Call to Order – Meeting called to order at 7:16 PM

Establish Quorum - Quorum was established with Jon Johnston, Jeremy Blockson, and Sandra Hamberg, Kristin Donovan, and Paul Marcoccia, and Teresa O'Brien. Troy Jones, 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 made a motion to approve the previous meeting minutes from September 2023. Jon Johnston seconded the motion. All in favor, motion passed.

Treasurer Report- Nothing was discussed with on the recent financial.

Unfinished Business –

- **Budget Discussion** – The board had a detail conversation on each line item on the 2024 budget. First the board spoke about the surplus they have and what they have been doing to spend those funds for the certain projects. The plan is to also increase the assessment to stay current with inflation on utilities, Insurance etc...   Areas such as landscaping, Legal fees, and general repairs have also increased while certain budgets items have decreased. $225 is the goal of the board for assessment.
  - Board discussed the future annual and budget meeting. While also sending out the proposed budget to owners before the budget meeting
- **Updates on Community Pending Projects –** Troy Jones spoke with the board on status updates on certain projects. Projects that are still pending and new, Pool area painting, Irrigation, Camera access, pergola, dock painting etc..
- **ARB- and HOA Restriction- ARB** committee changes will be discussed at annual meeting. Troy Jones went over the violation list with the board.

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

Adjournment – Jon motioned to adjourn the meeting at 8:34PM. Jeremey seconded the motion. All in favor, meeting adjourned.