

The Lakes of Windermere Community Association

Board Meeting Minutes

September 19, 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 7:07 PM

Establish Quorum - Quorum was established with Jon Johnston, Paul Marcoccia, Sandra Hamberg, and Jeremy Blockson present in person, Teresa O'Brien, Lisa Gonzalez, LCAM present online via Zoom. 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 – Paul made a motion to approve the previous meeting minutes from August. Jon seconded the motion. All in favor, motion passed.

Treasurer's Report- Missing the delinquent report. Lisa spoke about the church meeting rooms and the price for the next 6 months. Jeremy made a motion to pay the church for the next 3 months until December. Jon Seconded the motion. All in Favor.

Unfinished Business –

- **Updates on Community Pending Projects –**

- Lisa went over a list of items that are pending for the community.
 - Painting of the Dock, Pool Area, Gazebo
 - Fountain Repairs. Board agreed to go forward with the diagnostic for the fountain and will await the outcome.
 - Jon made a motion to move forward with the solitude estimate for light repair in the amount of \$13,084.23. Jeremy Second. All in favor pass unanimously.
 - Alley roadways
 - Board discussed the street signs and when to do the maintenance on them. Spray painting them vs powered coating them. Board moving forward with speary painting the poles not to exceed \$1800. Board requested quotes to fix the leaning poles.
 - Pool area issues.
 - Basketball area design
 - Pomd signs and docs signs. Lisa reached out to Diane for a quote.
 - Basketball Goals
 - Lisa went over violations that are also pending

- **Newsletter**

- Lisa went over the Draft Newsletter for community and recommended that we send it out with the Annual / Budget meeting notice.

New Business -

- **New Manager Expectations –**
 - Troy Jones spoke to board about what their expectations for a CAM and a Management Company. Troy also went over Leland Procedures contract.
 - Board also went over their concerns with ongoing violations that need to be handled as soon as possible.
- **Budget Meting-**
 - Will be discussed at next meeting.
- **ARB and HOA –**
 - Jon spoke about the ARB communities ongoing issues and items that need to be resolved. Jeremey also asked to be on all of the ARB emails.

Homeowner Discussion – The board did not have a chance to go over all items as this was a transition meeting and will be discussed at next meeting.

Adjournment – Jon Johnston motioned to adjourn the meeting at 9:15PM. Paul Marcoccia seconded the motion. All in favor, meeting adjourned.