

The Lakes of Windermere Community Association

Board Meeting Minutes

April 9, 2024

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 7:03 PM

Establish Quorum - Quorum was established with Jon, Paul, Sandra, Peter, Kristen, and Jeremy. Troy Jones, LCAM attended as well.

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

Meeting Minutes – Jeremy made a motion to approve the previous meeting minutes with correction of removing Sandra from the quorum. Jon seconded the motion. All in favor, motion passed.

Management Report – Troy Jones spoke about a couple of items in the community. Basketball fence repaired; Pine trees are still being removed. Getting quotes for some common area clean ups. Board stated no more benches will be added to the community. Jon will be doing the count for the signs.

- A. Board discussed the violations of the community that were on the final letters. Board agreed to review a fining letter for the missing tree violations at the next meeting. All active shed violations will go to the attorney. Two boat violations will be sent to the attorney. There are old violations that are from 2022 Architectural the board will review and have teddy look at them. Board sent violations for weeds, non-painting homes etc and a total of 21 violations will be sent to the attorney. Board also decided to hold off in the driveway violations.

Old Business -

ARB – The board had a detailed conversation about updating the ARB guidelines. The last updated ARB guidelines were in 2022. The board approved the trash can page and details to be added. The board discussed the language for the driveway extension, different window frames for custom homes, tree removal and replacement rules, and adding more colors to the color wheel. Teddy will be doing the language for the tree information; Jon will be writing the language for the driveways. Board will do a final approval at next meeting.

Painting Quotes- Jeremy made a motion to approve Not your average joe painting quote of \$18,200 for the common areas. Jon second the motion. Motion passed unanimously.

- **Pool Project** – Board will hold off on the resurfacing the pool deck and do a simple paint and caulking job. Jeremy made a motion not exceed 10ok on this job. Craig second the motion. Motion passed unanimously.

Common Area Walk Throughs – Each board member will do a walk through of the common areas and will report what needs to be done before the next meeting.

Adjournment – Jeremey motioned to adjourn the meeting at 9:47PM. Jon seconded the motion. All in favor, meeting adjourned.