

# The Lakes of Windermere Community Association

Board Meeting Minutes

May 14, 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 7:05 PM

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

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

**Guest Speaker**- A homeowner spoke in front of the board to appeal his driveway violation. The owner stated that he had approval and complied. Board reviewed his appeal and found denial letter for his driveway and sent owner a copy. Board will also be in contact with owner after its discussion about the new driveway policy.

**Meeting Minutes** – Jeremy made a motion to approve the previous meeting minutes Jon seconded the motion. All in favor, motion passed.

**Financial Report**- Kristin made a motion to consolidate the unrestricted reserve accounts. Jon seconded the motion. All in favor, motion passed. Jon and Kristin would like a Leland Supervisor to email them regarding outside interest rates for lakes of windermere accounts. Troy will have Jessica email the board about Leland Banking. Jon also spoke about account balances online versus accounts with the attorney balances.

**ARB**- The board had an open discussion about updating the ARB Guidelines. John, teddy and craig sent information to the board to look over and discuss as well. Driveways, Colors, etc was discussed and the board will finalize next meeting.

**Project Updates**- The pool and other projects are about to start. The board agreed to have the pool work done only on Tuesday and Wednesday, so it does not affect the owners going to the pool. Pressure washing will be done soon. The board approved the pool work not to exceed 10k. Jeremy made a motion to approve the pool deck deposit in the amount of \$4500. Jon second the motion. All in favor.

**Common Area Reports**- Craig and Jon sent the board detailed reports of the common areas. This was a detailed list of things that need to get done within the community. Jeremy asked the board to review the list and asked to come back to the next meeting with a priority list of things to get done first because the list was extensive. Board will finalize list next meeting of what needs to get done to the common areas first.

**Ratify Pool Chair Work-**Jeremey made a motion to ratify to the pool chair invoice in the amount of \$3450. Jon Second Motion. Motion passed all in favor.

**Open Discussion-** Board talked about making sure the website is updated and owners know how to get to the meetings.

**Adjournment-** Jeremey motioned to adjourn the meeting at 8:45PM. Paul seconded the motion. All in favor, meeting adjourned.