

The Lakes of Windermere Community Association

Board Meeting Minutes
September 10, 2024,
7 PM

Location: 8464 Winter Garden Vineland Road, Orlando, FL 32836 Building #4

Call to Order – Meeting called to order at 7:10 PM

Establish Quorum - Quorum was established with Jeremy, Jon, Sandra, and Kristen. 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. Jon seconded the motion. All in favor, motion passed. One changes no Sandra at the last meeting

Financial Report- Kristin made a motion to move some items to consolidate the unrestricted reserve accounts. Such as sport court, playground fence, catch basin alley, concrete curbs, concrete sidewalk, signage, site furniture, putting green etc. This was supposed to be changed a while back. Jon wanted to know how much Leland has charged the association so far. The board also spoke about the gate monitoring fee that went up and looking for other companies.

Management Report- A report was sent in from a homeowner about the upkeep in the community. The board discussed the ongoing pressure washing project. As of right now the board is only doing once a year for community pressure washing. It cost about 20k to do this project. The board also discussed the pine tree area and what will be next steps as they fall.

Insurance Ratify-Jeremy made a motion to approve the association insurance. Jon seconded the association. Motion passed all in favor.

Project Update- The pool will be completed by Thursday. Pool shower will be done by tomorrow morning. Jeremy had the kitchen cleaned at the pool and some minor repairs were completed. Jon made a motion to have a \$100 security deposit to use the kitchen with no fee. Jeremy seconded the motion. Motion passed unanimously. Pressure washing the common areas will be coming soon.

ARB Updates- A homeowner came in to speak on their arb application for the gazebo. No ARB volunteers were present, and the board discussed but decided to wait for the committee on a final decision. The ARB guidelines have been updated and will be mailed out to all owners with the annual / budget meeting notices. 12833 Holdenbury ARB application was approved to convert the driveway to pavers with certain restrictions based on our guidelines. Back yard and front sidewalk approved for pavers. However, the board denied the pavers conversion for the concrete slab between the house and landscaping.

Open Discussion- None.

Adjournment- Jeremy motioned to adjourn the meeting at 8:04PM. Jon seconded the motion. All in favor, meeting adjourned.