

Lakes of Windermere Homeowners Association, Inc

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March Board Meeting Min

MEETING DATE: March 18, 2025, at 7:00 p.m.
8464 Winter Garden Vineland Road, # 4 Orlando, FL and Zoom

1. Call to Order:

The meeting was called to order at 7:06pm. Quorum was established with Jeremy, Jessica, Paul, Theodore, Sandra, Beth, Craig, and Troy Jones from Leland Management in person.

2. Proof of Notice:

The notice was posted 48 hours prior to the meeting.

3. Approval of previous Minutes

Jeremy made a motion to approve the previous meeting minutes. Jon seconded the motion. Motion passed all in favor.

3. Management Report / Financial Report:

Jeremy made a motion to approve the previous meeting minutes from January. Craig seconded the motion. Motion passed all in favor.

Jeremy Made a motion to approve the fountain repairs in the amount of \$3,685

3. New Business:

A. Missing Plants- The board had a detail discussion on the ongoing issues with the missing plants violations. In the some of the details the board discussed about having the association planting a tree that was removed versus pursuing legal action towards forcing owners to plant trees that have been removed. All based on our governing documents. Troy Jones advised board of having a meeting with the attorney for guidance.

- a. Jeremey made a motion to send the final notices to all violations with missing plants that were reported before 2024. Theodore second the motion. Motion passed all in favor.
- b. Jeremey made a motion to send the final violations for missing plants if not cured after the final notice to the fining committee. Theodore second the motion. Motion passed all in favor.

- B. Landscaping Proposal** – The Board reviewed the proposals submitted by various landscaping companies to improve the front entrance and gazebo area. A final decision will be made upon receipt of a third quote. The Board remains committed to enhancing the overall appearance of the community.

- C. Wall Projects** – Troy Jones addressed the Board regarding the ongoing wall project. This project involves pressure washing, sealing, and painting the entire wall along both sides of Route 535, as well as updating the entrance signs and all other monument signs throughout the community. The first two quotes received were \$51,000 and \$40,000, respectively. The Board is currently awaiting a third quote before proceeding

- D. Basketball Court-** The board had a general discussion regarding the recent basketball court incident. They have elected to leave the basketball court as is.

- E. Board Certifications-** Troy Jones reminded the board that they would still need to complete their board certification for this year.

Open Forum- The garage sale is April 16, 2025

6. Adjournment:

The meeting adjourned at 8:10pm