

Lakes of Windermere Homeowners Association, Inc

6972 Lake Gloria Blvd.
Orlando, FL 32809-3200
Phone: 407-982-1540

[Email: Tjones@lelandmanagement.com](mailto:Tjones@lelandmanagement.com)

March Board Meeting Min

MEETING DATE: April 15, 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 7:07pm. 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 with the correction of changing who seconded the motion which was Craig and not John. Craig seconded the motion. Motion passed all in favor.

4. Management Report / Financial Report:

Troy Jones reviewed the **General Repairs** line item, which is currently **over budget**. He noted that several repairs and replacements have contributed to this, including:

- Basketball court fencing
- Tennis court maintenance
- Playground area repairs

In addition to the completed items, there are still several repairs pending, which are awaiting **Board approval** before proceeding.

5. New Business:

A. ARB- The Board held a detailed discussion regarding the ongoing operations of the **Architectural Review Board (ARB) Committee**. As a result of that discussion, the Board has requested that **Ray** step down as the **Chairperson** of the ARB Committee. **Lilly** will now serve as the **Head Liaison** for the committee moving forward..

- a. The Arb team is working on updating the color wheel and ARB guidelines for the community.

- B. General Maintenance** – Jeremy went through a list of repairs that is needed and or completed. The general repairs budget will need to be adjusted for the upcoming season.

- C. Wall Projects** – **JCIMG** presented their proposal to the Board for the upcoming **painting project**. After reviewing and discussing all submitted proposals, the Board agreed that **longevity and durability** are the top priorities for this project—especially concerning the wall. To ensure the best long-term value, the Board decided to conduct additional research on paint options. **Sandra** will be reaching out to a **paint vendor** for expert guidance and product recommendation

- D. Landscaping** -. Teddy made a motion to approve the landscape proposals from Eden to do the front entrance and gazebo park. Jeremy second the motion. Motion passed all in favor.

- E. Garage Sale** – Garage sale was a success

Open Forum- The board had a general discussion on future social events.

6. Adjournment:

The meeting adjourned at 8:10pm

LAKES OF WINDERMERE HOMEOWNERS ASSOCIATION, INC.

6972 Lake Gloria Blvd Orlando, FL 32809-3200

Phone: (407) 982-1540 Email: Tjones@lelandmanagement.com

COVENANT VIOLATION ENFORCEMENT POLICY

The Board of Directors agrees to the following enforcement procedures of the Covenants, Codes, and Rules of the association, and hereby authorizes Leland Management to follow the policy as listed below:

First notice of violation — First Notice — "Friendly Reminder" Letter
(_____ days to comply)

Second notice of violation — "Second Notice" Letter sent _____ days after the First.
(_____ days to comply)

Final notice of violation — "Final Notice" Letter sent _____ days after the Second.
(_____ days to comply)

Continued Non-Compliance

_____ Referred to the Board of Directors for review for next action. (OR)

_____ Forward to Association Attorney for Legal Action

_____ Conduct a Hearing to Suspend Use Rights (14 day notice to homeowner)

_____ Conduct a Hearing to Fine (14 day notice to homeowner)

Approved by the _____ Association Board of Directors on this _____ day of _____, 2025

Board Members Signature _____

_____ Date

Title: _____

Printed Name: _____

Not Your Average Joe Repairs, LLC

4853 E. Irlo Bronson Memorial Hwy Suite 115
Saint Cloud, Florida, 34771
+14074331238



Estimate Wall & Entrance Signs Pressure Washing & Painting

Date Sent
Apr 2, 2025

Bill To

Lakes of Windermere HOA c/o Leland
Management
6972 Lake Gloria Blvd, Orlando , Florida, 32809
tjones@lelandmanagement.com
(386) 439-0407

Wall & Entrance Signs Pressure Washing & Painting

ES-10417

#	Wall & Entrance Signs Pressure Washing & Painting	Total
1	Wall & Entrance Signs Pressure Washing & Painting	\$36,500.00
1.1	Wall & Entrance Signs Pressure Washing & Painting	\$36,500.00

Date: 2/27/25

Project Overview: Lakes of Windermere HOA has requested a proposal for comprehensive pressure washing, minor stone replacement, and exterior painting of the community wall, entrance signs, and architectural features. This project aims to restore and maintain the aesthetic appeal and structural integrity of these elements.

The work will be carried out in three phases:

1. Pressure washing to remove dirt, mildew, and contaminants, ensuring a clean surface for painting.
2. Minor stone replacement in designated areas of the community wall.
3. Exterior painting of designated areas to enhance curb appeal and provide long-term protection against weather elements.

Phase 1: Pressure Washing

The pressure washing phase will focus on thoroughly cleaning all designated areas to remove dirt, mold, mildew, algae, and other surface contaminants that can deteriorate the appearance and integrity of the structures.

Community Walls:

- Pressure wash both sides and the top of the entire 1,500 linear feet of wall.
- Includes 30 columns from entrance, second entrance at Penkrige /Overstreet, along the wall, pool cabana, and several areas in the community.
- Remove built-up grime, mold, and mildew to prepare surfaces for painting.

Entrance Signs & Architectural Features:

- Main Entrance Monument Sign: Pressure wash the main entrance sign.
- Lake Sawyer Welcome & Drive Safely Sign: Clean the welcome sign positioned past the main entrance.

Project Summary & Total

Expiration Date: December 31, 2023

Pressure Washing and Painting:

Affordable Quality Painting will complete the Sherwin Williams painting specifications to your satisfaction to all units and substrates:

All Previously Painted Areas - AQP will pressure wash the top and the interior/ exterior portion of the wall near the 535 entrance. AQP will then apply a sealer and follow that up with caulking and elastomeric patching to mitigate water penetration. AQP will then apply a 10 year warranty paint.

Products: SHER-MAX ULTRA, Elastomeric Patching, Loxon Guide Coat White, Latitude Exterior Satin.

Wood Repair: None

Stucco Repair: Standard Patching of all cracks (included)

Total Units: Wall facing out toward 535

Unit Cost:

Total Square Feet of Project: roughly 10,000 s/f (top, interior exterior)

Cost Per Square Foot:
\$.82

Includes main entrance sign previously painted portion
If the property is interested in elastmeric paint - add \$1300 to total to the right

Total Cost: \$8,200

Additional Work (not included in total cost above)

Paint two coats of each Post Top - 34 post tops total at \$45 each

Cost: \$1530

AQP will paint the signs within the community - \$125 each - 6 of them

Cost: \$750

WARRANTY

Labor Warranty: 1 year | Product Warranty: 10 year

Estimated Days to Complete

7 days

All landscaping loss is covered by Affordable Quality Painting (AQP). AQP offers a 1 year labor warranty on all of its services. Sherwin Williams paint carries a 10 year manufacturers product & labor warranty on its Latitude product line. Affordable Quality Painting will perform the repaint of all painted surfaces in accordance with the guidelines provided by Sherwin Williams to ensure compliance with the product warranty and to the satisfaction of the property.

PROPOSAL

6303 Southbridge St
 Windermere, FL 34786
 Phone: (321) 750-5320

DATE	
512	5/12/2025

TO

Lakes of Windermere
 hoaboard@lakesofwindermere-hoa.com
 Windermere, FL 34786

DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
<p>Areas of service: <i>Perimeter Wall Along SR-535, Main Community Entrance(wall & columns), Directional Signage throughtout whole comunity, Pool Area</i></p>				
<p style="text-align: center;"><u>Painting the Community Walls</u></p> <p><u>Intensive Pressure Washing & Deep Cleaning (Walls & Columns & Directional signs)</u></p> <p>Deployment of high-powered commercial pressure washers (4,500+ PSI) to eliminate dense layers of dirt, algae, and black mold growth that have embedded into the porous surfaces of the walls and stone columns. Application of an industrial-strength cleaning agent designed to penetrate deep into masonry and stone, breaking down organic contaminants, mildew, and efflorescence. Manual scrubbing and hand-tool detailing in areas where pressure washing alone is insufficient. Special attention to areas with water staining and lichen growth, which require extended soaking and repeated treatment cycles. Final rinse and forced-air drying to accelerate the evaporation process and prepare surfaces for subsequent treatment.</p> <p><u>We will service the following areas within the community:</u> Perimeter Wall Along SR-535 – Both sides of the entire wall, including the section facing the roadway and the resident side. This includes all nine (9) decorative rock columns supporting the white fencing. Main Community Entrance – Maintenance of all decorative columns, retaining wall, and the main decorative wall featuring the community's name. Directional Signage – Servicing all four (4) directional signs, each with two (2) decorative columns. Pool Area – Maintenance of all nine (9) decorative columns and twelve (12) under-column decorative rock features.</p>				
<p><u>Mold & Algae Remediation with Long-Term Prevention</u></p> <p>Application of a high-potency anti-microbial solution designed to inhibit future growth of algae, mold, and lichen for up to five years. Deep treatment of cracks and crevices, where organic growth is most persistent. Second-phase assessment after drying to detect any residual contamination.</p> <p><u>We will service the following areas within the community:</u> Perimeter Wall Along SR-535 – Both sides of the entire wall, including the section facing the roadway and the resident side. Additional Areas as Needed – Any other sections where mold is identified during the inspection and treatment process.</p>				
<p><u>Structural Repairs & Surface Preparation</u></p> <p>Thorough inspection of masonry joints, stonework, and wall surfaces to identify and address cracks, crumbling mortar, and chipped paint. Reinforcement of weak structural points using professional-grade bonding agents to stabilize surfaces. Hand-applied masonry crack filler to seal gaps and prevent further deterioration due to water infiltration. Extensive sanding, grinding, and surface leveling to ensure smooth paint adhesion and a seamless finish. Final alkaline neutralization treatment on stonework to prevent future efflorescence formation.</p> <p><u>We will service the following areas within the community:</u> Perimeter Wall Along SR-535 – Both sides of the entire wall, including the section facing the roadway and the resident side. This includes all nine (9) decorative rock columns supporting the white fencing. Main Community Entrance – Maintenance of all decorative columns, retaining wall, and the main decorative wall featuring the community's name. Directional Signage – Servicing all four (4) directional signs, each with two (2) decorative columns. Pool Area – Maintenance of all nine (9) decorative columns and twelve (12) under-column decorative rock features.</p>				

High-Performance Painting Process

Application of specialized exterior primer formulated to adhere to previously contaminated surfaces, ensuring long-term durability.
 Two full coats of **Sherwin-Williams Duration** exterior paint, engineered for self-cleaning properties and resistance to dirt and mildew.
 Hand-applied cut-in techniques for precision around detailed areas such as trim, stone edges, and column tops.

We will service the following areas within the community:

- Perimeter Wall Along SR-535** – Both sides of the entire wall, including the section facing the roadway and the resident side. This includes the TOP of all nine (9) decorative rock columns supporting the white fencing.
- Main Community Entrance** – The TOP of all decorative columns, retaining wall, and the 2 sides of main decorative wall featuring the community's name.
- Directional Signage** – Servicing all four (4) directional signs, and TOP of each with two (2) decorative columns.
- Pool Area** – TOP of all nine (9) decorative columns.

Final Inspection, Detailing, & Clean-Up

Comprehensive walkthrough inspection with HOA representatives to ensure 100% quality assurance.
 Spot corrections and final touch-ups for seamless, professional-grade results.
 Full cleanup of all debris, paint residue, and protective sheeting from the worksite.

Pressure Wash & Paint	
TOTAL	\$39,500

Advanced Stone Sealing for Maximum Protection & Enhancement (ADD-ON)

Two-coat application of a premium-grade penetrating sealer engineered for extreme weather resistance and long-term preservation.
 First layer: Deep-penetrating primer sealer to bond with the stone's natural surface, creating a waterproof barrier.
 Second layer: Satin-finish stone enhancer, designed to revive and accentuate the natural hues and textures of the stone, preventing dullness and discoloration.
 Detailed application using professional sprayers, microfiber rollers, and hand-brushed detailing for full coverage and uniform saturation.

We will service the following areas within the community:

- Perimeter Wall Along SR-535** – Both sides of the entire wall, including the section facing the roadway and the resident side. This includes all nine (9) decorative rock columns supporting the white fencing.
- Main Community Entrance** – Maintenance of all decorative columns, retaining wall, and the main decorative wall featuring the community's name.
- Directional Signage** – Servicing all four (4) directional signs, each with two (2) decorative columns.
- Pool Area** – Maintenance of all nine (9) decorative columns and twelve (12) under-column decorative rock features.

ADD ON (OPTIONAL)	\$6,000
--------------------------	----------------

Comments/Special Instructions

*All materials and equipment for the above scope of work are provided by JCIMG, for any questions please contact "DJ" @321-750-5320

**All labor, services and materials shall be provided in accordance with the expressed scope of work. All work will be completed in a workmanlike manner. Any alteration or deviation from the above expressed scope of work involving extra cost or expense will be performed only upon Owner or superior contractor's order, which JCIMG may require to be reduced to writing, and such will become an extra charge over and above the amounts expressed above.

***The above price, specifications and conditions are satisfactory and are hereby accepted. JCIMG is authorized to perform the work specified. It is understood and agreed that this proposal becomes a binding contract upon (1) execution hereof by Owner or superior contractor, and (2) approval of this contract by an officer or manager of JCIMG. Owner or superior contractor waive notification of approval of this contract by JCIMG. This contract incorporates and includes all Terms and Conditions as expressed following my or our signature. Payment Terms: Net 30 days. To include JCIMG to enter into this contract, I personally guarantee the payment of any corporate, joint venture, partnership or business entity account and agree to be individually responsible for payment of said account and this contract. This contract contains no completion date, and excludes any liquidated damages or early completion award clauses (this provision may not be deleted from this contract or otherwise modified without express written approval of an officer of JCIMG).

Thank You for Your Business
MAY GOD BLESS YOU



Proposal

PO Box 865
 Oakland, FL 34760
 407-287-5622
 CepraLandscape.com

PROPERTY
Lakes of Windermere 6866 Northwich Drive Windermere, FL 34786

PROPOSAL #	DATE	
48256	05/09/2025	

DESCRIPTION	
<p>Proposal is for Controller B pump to replace 5hp control box that is not working and to replace clay valve at pump with new pressure regulator. Clay valve is not adjusting pressure and causing pump to cycle.</p> <p>3" Clay Valve 1@\$5,102.00 5HP Control Box 1@\$1,408.00 Labor 8HRS @\$70.00=\$560.00</p> <p style="text-align: right;">Total:\$7,070.00</p>	\$7,070.00

INCLUDED SERVICES	OCCURS	COST EACH	EXT COST	TOTAL COST
IRRIGATION REPAIRS	1	\$7,070.00	\$7,070.00	\$7,070.00
TOTAL:			\$7,070.00	\$7,070.00