

Lakes of Windermere Homeowners Association, Inc.

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August Board Meeting Minutes

MEETING DATE: August 19, 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 7:05pm. Quorum was established with Jeremy, Jessica, Paul, 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. Craig seconded the motion. Motion passed all in favor.

4. Management Report / Financial Report:

No Management Report. Financial questions were regarding the upcoming budget meeting.

5. New Business:

A. HOA Fiber Proposals Presentation – The board had 3 fiber companies present to them about their fiber plans for the community. They went over price and logistics. This fiber agreement will be a bulk agreement between the association and the company.

B. Card Reader System – The board received quotes from the vendor who installed our current system, stating that it is becoming obsolete. The board needs to upgrade. They would like to go with the system that allows owners to use their phone for access. The board had additional questions regarding subscription fees.

C. Tree Trimming Discussion – The board discussed the side tract area that holds a tree. The attorney stated that because of the use agreement and the timing of the governing documents, the association is responsible for maintaining that tree. However, the board would like more clarity on this information.

D. Wall Project Update – The wall painting project is completed.

E. Pool furniture – Multiple proposals were given to the board regarding the pool furniture. The board chose the Hampton durable pool furniture. The board will provide an official count of how many chairs and lounges are needed as well as the color.

F. Violation Update – The board voted on multiple violations to be sent to the fining committee. Jeremy made a motion to approve the violation list to be sent to the fining committee . Craig seconded the motion. Motion passed all in favor.

6. Open Forum:

The board had a general conversation on future projects for Lakes of Windermere.

7. Adjournment:

The meeting adjourned at 9:45pm.