

Lakes of Windermere Homeowners Association, Inc.

6972 Lake Gloria Blvd.

Orlando, FL 32809-3200

Phone: 407-982-1540

Email: Tjones@lelandmanagement.com

Board Meeting Minutes

Meeting Date: January 20, 2026 at 7:00 p.m.

Location: 8464 Winter Garden Vineland Road, #4, Orlando, FL and via Zoom

1. Call to Order

The meeting was called to order at 7:06 p.m. Quorum was established with the following Board members present: Jeremy, Jessica, Paul, Beth, Sandra and Craig. Also present was Troy Jones from Leland Management.

2. Proof of Notice

Notice of the meeting was posted 48 hours prior to the meeting in accordance with governing documents and Florida Statutes.

3. Approval of Previous Minutes

Jeremy made a motion to approve the previous Budget Meeting minutes. Craig seconded the motion. Motion passed unanimously.

4. Management Report / Financial Report

Jessica submitted her resignation from the Board of Directors. Jeremy made a motion to accept Jessica's resignation. Paul seconded the motion. Motion passed unanimously. No financial questions were presented.

5. New Business

A. HOA Fiber Proposal Presentations

Hotwire presented its proposal to the Board regarding community fiber services for the Association. The Board discussed the bid and associated services for the community.

B. Appointment of New Board Member

Jeremy made a motion to appoint Lilly to the Board of Directors to fill Jessica's vacant seat. Beth seconded the motion. Motion passed unanimously.

C. Card Reader System Update

Management reported that the pool card reader system upgrade is nearly complete. Once finalized, the system will be rolled out community-wide. Residents will have the ability to use their mobile phones (up to two phones per household). Physical access cards will remain available for use.

D. 2026 Projects

The Board discussed upcoming projects they would like to see implemented in the community during 2026.

E. Reserve Study

Management advised that a reserve study proposal will be presented to the Board in the near future.

F. Color Wheel / Architectural Review

The ARB Committee reviewed the existing color wheel and agreed on the following direction:

- Removal of all pink, orange, and yellow tones
- Limiting green and burgundy tones
- Reviewing gold tones for possible removal

The ARB agreed to move away from assigning specific color schemes to specific house models and instead provide varied color schemes throughout the community, with recommendations when appropriate. Additional color options will be finalized in coordination with the colorist.

6. Open Forum

The Board held a general discussion regarding future plans and improvements for the community.

7. Adjournment

There being no further business, the meeting was adjourned at 8:45 p.m.

Prepared by:

Troy Jones

Leland Management