

Lakes of Windermere Homeowners Association, Inc.

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Board of Directors Meeting Minutes

Date: October 21, 2025

Time: 7:00 p.m.

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

1. Call to Order

The meeting was called to order at 7:04 p.m. Quorum was established with the following board members present Jeremy, Jessica, Paul, Beth, Sandra, Craig, and Teddy. Troy Jones from Leland Management was also present.

2. Proof of Notice

The meeting notice was posted at least 48 hours in advance in Florida Statutes and the Association's governing documents.

3. Approval of Previous Minutes

Jeremy made a motion to approve the previous meeting minutes as presented. Craig seconded the motion. Motion passed unanimously.

4. Management / Financial Report

NA.

5. New Business

A. Budget Workshop

The Board held a budget workshop to review each line item for the proposed 2026 budget. Several expenses remained the same, including the management fee. Landscaping services were adjusted with a 3% increase to account for vendor cost increases. There was also discussion about increasing pressure washing services twice per year; however, the Board ultimately decided to keep the current schedule unchanged.

Insurance premiums have increased overall, which did not impact the budget. The Board also allocated additional funds for social events to encourage community engagement

In addition, the Board discussed the upcoming reserve study scheduled for 2026. Anticipating that some reserve contributions may increase once the updated study is completed, the Board took this into consideration when preparing the proposed budget

The Board announced that the Annual Meeting and Budget Meeting will be held during the November meeting.

6. Adjournment

There being no further business, the meeting was adjourned at 8:27 p.m.