

Lakes of Windermere Homeowners Association, Inc.

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Board of Directors Meeting Minutes

Date: February 17, 2026

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, and Craig. Troy Jones from Leland Management was also present.

2. Proof of Notice

The meeting notice was posted at least 48 hours in advance.

3. Approval of Previous Minutes

Jeremy made a motion to approve the previous meeting minutes with changes to add Sandra as a board member. Lily seconded the motion. The motion passed unanimously.

4. Management / Financial Report

Jeremy signed the end-of-year CPA report. Once completed, it will be sent to the board.

5. New Business

A. Attorney Proposal

The board discussed information regarding potential new attorneys. Lilly, Paul, and Jeremy will meet with prospective firms on behalf of the board to determine if they would be a good fit for the association.

B. Fiber Conversation

The board continued the discussion regarding the community fiber installation from AT&T and the next steps for the board regarding a potential bulk agreement with a fiber company.

C. Card Reader System Update

The system has been updated and board members received their information to test the Bluetooth option on their phones. The system still shows old owners paired to the cards and will need to be cleaned out from previous owners. Leland's Gate Department will need to create a project for this cleanup. This process may take time as the previous system was managed by the board.

D. Community Communications

Jeremy made a motion to approve Mailchimp's free services to create email blasts for Lakes of Windermere. Beth seconded the motion. The motion passed unanimously.

E. Violations

The board will review a report three months from now to evaluate how many violations are

being corrected by owners after notices are sent.

F. Landscaping

The board had a general conversation about the community landscaping and Cepra.

6. Open Forum

N/A

7. Adjournment

There being no further business, the meeting was adjourned at 8:03 p.m.

Submitted by:

Troy Jones, LCAM

Leland Management