

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)

April 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