

Lakes of Windermere Homeowners Association, Inc.

6972 Lake Gloria Blvd.
Orlando, FL 32809-3200
Phone: (407) 982-1540
Email: Tjones@lelandmanagement.com

Board of Directors Meeting Minutes

Date: September 16, 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 accordance with 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. Paul seconded the motion. Motion passed unanimously.

4. Management / Financial Report

Troy Jones reported that he will be taking over the Color Wheel Project from the ARB Committee. There were no financial questions from the Board at this time.

5. Old Business

- A. Tree Trimming Discussion

Following information provided by Teddy, the Association's attorney has revised his opinion regarding responsibility for maintaining trees located in the side tract area between the sidewalk and the street. Based on the shared agreement and governing documents, the adjacent homeowners are responsible for maintaining these trees. The Board decided not to allocate funds in the budget for this work and confirmed that maintenance responsibility lies with the homeowners, as the county will no longer maintain them.

- B. Card Reader System

Jeremy made a motion to approve the Efuusion gate access system in the amount of \$3,374.81. Teddy seconded the motion. Motion passed unanimously. The new system will also provide Bluetooth access capabilities.

- C. Pool Furniture

The Board approved purchasing new pool furniture from Sunbrite Outdoor Furniture, including: 28 lounge chairs, 8 armchairs, 12 umbrellas, and 10 tables, for a total cost of \$34,171.10. Jeremy made a motion to approve. Craig seconded. Motion passed unanimously.

- D. Fiber Discussion

The Board discussed the proposed fiber internet project and confirmed that the Association can only enter into a one-year agreement with the vendor. Any contract longer than one year would require membership approval.

- E. Violations

Jeremy made a motion to send all outstanding violations that have reached the 60-day threshold per the violation policy to the Fining Committee. Craig seconded the motion. Motion passed unanimously. The following accounts will be sent to the committee: 5960, 4651, 4391, 1082, 3311, 3420, 5232, 1290, 0080, 230.

6. Open Forum

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

7. Adjournment

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

Submitted by:

Troy Jones, LCAM
Leland Management