

Lakes of Windermere Homeowners Association, Inc.

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Board of Directors Meeting Minutes

Meeting Date: March 18, 2026

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

1. Call to Order

The meeting was called to order at 7:02 PM. A quorum was established with Board Members Craig, Lilly, Beth, and Paul present, along with Troy Jones from Leland Management.

2. Proof of Notice

Notice of the meeting was posted 48 hours in advance in accordance with association requirements.

3. Approval of Previous Minutes

A motion was made by Craig to approve the February meeting minutes. The motion was seconded by Paul and passed unanimously.

4. Management Report / Financial Report

- Paul requested a review of the March financials, specifically utilities.
- The community garage sale is scheduled for April 11; signage will be posted the week prior.
- The community Easter Egg Hunt is scheduled for March 29.

Motion:

Beth made a motion to approve Mike Forster's pressure washing proposal in the amount of \$16,950.

Paul seconded the motion.

Motion passed unanimously.

5. New Business

A. Attorney Proposal

Paul made a motion to approve Garfinkel Law as the Association's new legal counsel and to

terminate services with DiMasi Law Firm. Lilly seconded the motion. Motion passed unanimously.

B. Color Wheel Update

Troy Jones presented the final color options along with proposals from the color consultant. The Board requested a formal recommendation from the consultant.

Motion:

Paul made a motion to approve Amy Torres as the color consultant for online color schemes, including photo renderings, in an amount not to exceed \$3,300 (estimated 75–85 schemes). Lilly seconded the motion. Motion passed unanimously.

C. Card Reader System

Troy Jones reviewed the rollout process for the new card reader system, including Bluetooth access options. To reduce costs, the information will be distributed through the community newsletter. The Board is continuing to work on finalizing the newsletter.

D. Reserve Study

The Association is still awaiting the proposal from the previous reserve study company. If not received within a reasonable timeframe, management will obtain additional proposals.

E. Ongoing Repairs

Monument lights need to be inspected and repaired as necessary.

6. Open Forum

No homeowner comments.

7. Adjournment

The meeting was adjourned at 7:52 PM.