

Lakes of Windermere Homeowners Association, Inc.

Board Meeting Minutes

Meeting Date: April 21, 2026

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

1. Call to Order

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

2. Proof of Notice

Notice of the meeting was properly posted 48 hours prior to the meeting.

3. Approval of Previous Minutes

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

4. Management Report / Financial Report

N/A

5. New Business

A. Landscaping

The Board discussed replacing the two dead trees located in the pool area. Teddy will determine if there is any warranty coverage for the trees. The Board also requested proposals for community tree trimming, specifically for trees hanging low over common areas.

B. Unauthorized Business Activity in the Community

The Board discussed ongoing concerns regarding unauthorized business activity within the community, especially involving the Turo company and vehicles parked throughout the neighborhood.

C. Newsletter

Craig briefly discussed the community newsletter and stated he will work with Beth to finalize it.

D. Reserve Study

Jeremy made a motion to approve the reserve study proposal. Paul seconded the motion. The motion passed unanimously.

E. Community Repairs

The Board discussed obtaining proposals for a new community entrance sign, playground mulch replacement, and gate repairs.

F. Violations

The Board voted to move several violations to the next level of the enforcement and fining process.

6. Open Forum

A. Architectural Review Board (ARB) Draft Proposal

The Board briefly discussed a draft proposal regarding the ARB and potential revisions. The topic will be placed on the next meeting agenda for further discussion.

B. Bulk Agreement Contracts

Paul made a motion not to move forward with any additional discussions regarding bulk agreement contracts. Sandra seconded the motion. The motion passed unanimously.

C. Irrigation Time Zones

The Board discussed the need to review and check the irrigation sprinkler time zones throughout the community.

7. Adjournment

There being no further business to discuss, the meeting adjourned at 8:22 PM.