

Winderlakes Homeowners Association  
Annual Board Meeting Minutes  
February 8th, 2009

<b>Attendance:</b> Lea Bell, Steve Borsen, Gary Dean, Kevin Smith, Brenda Richardson, Babby Weidman, Michelle Grybowski Nancy Licari Meeting Purpose: <b>General Board Meeting</b>	Meeting Called to order: 5:02 PM Meeting Adjourned: 6:10 PM <b>Next Meeting:</b> March 8 <sup>th</sup> 2009 5:00 PM 4488 Winderlakes Dr
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**2009 Appointed Board Members:**

- ⌘ Letty Ginther, **President**                      Lea Bell, **Vice President**                      Steve Borsen, **Treasurer**
- ⌘ Kevin Smith, Gary Dean and Michelle Grybowski, **Architectural Review Committee**
- ⌘ Nancy Licari, **Secretary**
- ⌘ Brenda Richardson and Babby Weidman will be listed as **Alternates**.
- ⌘ \*\* Our Current By-Laws restrict the amount Board Members to 7.
- ⌘ \*\*Joe Chenette, declined nomination
- ⌘ **Minutes were reviewed & APPROVED**

**Treasurer Report:**

- ⌘ We've gone from 60 to 43 unpaid lots.
- ⌘ We are expecting a 25% increase to our Electric & Water Bills for 2009.
- ⌘ Unpaid Lots have been posted to the Website.

**Deed Restrictions & By-Law Committee:**

- ⌘ The Final recommendations were not available for review at the meeting,
- ⌘ The committee will submit the Final recommendation via email.

**Landscape update:**

- ⌘ Flower Bomb is trying to bring back the plants in the back of the neighborhood from the very cold weather that we've had and they are watching the front as well.

**Neighborhood Watch**

- ⌘ WOW – The Neighborhood Watch Meeting was a HUGE success.
- ⌘ We are Officially recognized by Orange County has a neighborhood involved in the Program.
- ⌘ At the recommendation of Deputy Cominos, we have agrees to host a Block Party in May.
- ⌘ It was decide that the location in front of the lake would be most appropriate.

**2009 Events Schedule**

- ⌘ Community Walk-Thru                      March 21<sup>st</sup>
- ⌘ Free Tree Giveaway                      March 14<sup>th</sup>                      @ Barnett Park /4801 W. Colonial Drive
- ⌘ Community East Egg hunt                      April 11<sup>th</sup>
- ⌘ Community Garage Sale                      April 25<sup>th</sup>                      and                      October 17th
- ⌘ NW Block Party                      May 2<sup>nd</sup>                      11AM – 2PM

**Wall Maintenance/Repair**

- ⌘ The Board APPROVED the repair work to begin.
- ⌘ Vendor to provide a waiver of liability should he employ anyone other than himself for the job.
- ⌘ Removal of the brick structures will be tabled until this work is done, and we have evaluated the project further.
- ⌘ Repair of the Brick Paver set within the pavement – **DENIED**

**Newsletter & Directory**

- ⌘ The Directory is 99% completed and will be distributed with the Newsletter
- ⌘ Nancy to prepare a Newsletter to include
  - Code Enforcement information
  - Progress energy streetlight outage reporting
  - Neighborhood Walk-Thru – Reminder of unacceptable property maintenance
  - Brownies information
- ⌘ Nancy will contact Brownies Sanitation for possible bulk-rate of septic maintenance for community during Mar/Apr.

Annual Meeting Agenda  
March 8<sup>th</sup>, 2008

Attendance:

Meeting Called to order: \_\_\_\_\_

Meeting Adjourned: \_\_\_\_\_

Meeting Purpose:  
General Board Meeting

Next Meeting: April 2009 – 5:00 PM  
@ \_\_\_\_\_

**Minutes – Review & Approve**

**Treasurer Report:**

DR/BL Committee Update:

Landscape Update

Neighborhood Watch Update: {2/2 meeting turnout?}