

Winderlakes Homeowners Association  
Board Meeting Minutes  
April 6th, 2008

Attendance: Meeting Called to order: 5:04 PM  
Letty Marques, Kevin Smith, Steve Borson, Babby Wiedman

Nancy Licari, David Richardson & Michelle Grybowski Meeting Adjourned: 7:04 PM

Meeting Purpose: Next Meeting:  
General Board Meeting; Elect Officer May 4th, 2008 5:00 PM  
{3805 Salmon Dr. -Babby's}

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- ⌘ Motion to Add Babby Wiedman to Board -**Approved**
- ⌘ **Minutes Reviewed & Approved**
- ⌘ **Treasurer Report:**
  - ⌘ The Board **Approved** turning over the remaining Lots with unpaid Assessments over to Attorney for Lien filing. Current Budget allocation is \$2,000 for 2008.
  - ⌘ Bank owned property will be sent notification to maintain landscape or HOA will.
  - ⌘ Reviewed Accounts and balances budgeted for Projects, Misc., Legal & Emergency Fund. It appears that monies from Emergency fund may have been used for past budget shortfalls in landscape. Steve to confirm tax liability, if any. Board has set priority upon replenishment of this account.
  - ⌘ Upon review of the 1<sup>st</sup> quarter allocations and projected expenditures, the Board is an agreement that the 2008 budget required further review and possible amendment.
- ⌘ **Island Curbing:** Letty was able to get the curbing bid down to \$2,000 – but the asphalt need to be repairs before the curbing can be done. Upon confirmation of county “blessing” on the project, Kevin will check with the county and see if they will address the asphalt portion. A paving company will also be contacted for an estimate.
  - ⌘ Budget concerns lead to a lengthy board discussion regarding funds needed to complete the island project. The Board would like to consider other “cost effective solutions” in lieu of paving & curbing. Possible options were to invite resident ideas, UCF School of Architecture or Eagle Project. It was also suggested that the Board revisit this project at the end of the years taking into consideration funds remaining at that time.
- ⌘ **Newsletter:** Copy was given for the newsletter. The Boards will Approve/Copy next edition at 5/4 Mtg.; distribution slated for 5/10-11. Board **Approved** the purchase of 2-flyer boxes. These boxes would be placed at the entrance and one other island containing Newsletters &/or special notices.
- ⌘ **Child-at-Play Signage:** Board discussed resident request for signage - Board agrees that, like posted speed limits – signage would most likely be ignored. Portable “warning” signage is available on-line and at toys stores for around \$20 and would be more effective.
- ⌘ **By-Law Review:** Board member were sent copies of the Amended By-Law and Deed Restriction for review prior to meeting and revision were accepted and **Approved**
  - ⌘ The Board will hold a Semi-Annual Mtg. {tentatively scheduled for 7/20 @ 5PM} The Agenda would include the Amended By-laws/Deed restriction and revised Budget. -**Approved**
- ⌘ **Neighborhood review:** The neighborhood was divided in half and the front section was reviewed and 30-Day Warning Notices were mail to residents. Re-Inspect date will be 30 days from the date mailed (5/7).
- ⌘ **Turnpike:** Board members commented on the difference in the noise level with just a portion of the wall being erected.

Winderlakes Homeowners Association  
Board Meeting Agenda  
May 4th, 2008

Attendance:  
Letty Marques, Kevin Smith, Al Rossi, Babby Wiedman,  
Nancy Licari, David Richardson, Steve Borson and  
Michelle Grybowski  
Meeting Purpose:  
General Board Meeting

Meeting Called to order: \_\_\_\_\_  
Meeting Adjourned: \_\_\_\_\_  
Next Meeting: \_\_\_\_\_  
@ \_\_\_\_\_

Minutes – Review & Approve
Confirmation of Semi-Annual Meeting
Treasurer Report/Review Projected Revised Budget
Amended By-Law review.
Island Curbing:
Neighborhood walk-thru
Landscape Bid Update
Newsletter Review/Approve
Turnpike
Further Discussions: