

Winderlakes Homeowners Association
Board Meeting Minutes
June 29th, 2008

Attendance:	Meeting Called to order: 5:14 PM
Kevin Smith, Steve Borson, Babby Wiedman Nancy Licari, Letty Ginther, David Cohen &	Meeting Adjourned: 6:22 PM
Meeting Purpose:	Next Meeting:
Semi-Annual Mtg Prep/ General Board Mtg.	July 20th, 2008 5:00 PM { Watson Realty }

⌘ **Minutes Reviewed & Approved**

⌘ **Landscape Bids:** Kevin is now going to handle the Landscape Bids.

- ⌘ With Landscaping having the largest allocation within the budget, and the project not having been re-bid in 3 years; the Board agrees that it has a duty to confirm Valley Crest is still comparable and competitive.
- ⌘ Currently we do not have a contract with Valley Crest, just a verbal agreement until 2009

Lot One: Steve spoke with Donald Weber about the maintenance he has been performing on lot one and agreed to pay him for his services as performed. Donald was given a check for \$80.00 to cover the last few months of lawn care. Steve will place this amount in the current lien total. Big thanks to Don for stepping up to the plate and keeping the neighborhood presentable.

⌘ **Island Curbing:**

- ⌘ Steve mentioned that Bill talked to a repair crew working on the pavement at the island and there is a possibility that the county will continue to maintain the area and will check on having the curbing done. Bill made it clear to the county the damage is caused by the trash trucks rounding the bend on the cul-de-sac.

⌘ **Neighborhood review:**

- ⌘ Lot 95 requested extension for 6 months on roof repair/replacement - **Approved**

⌘ **Turnpike Update:**

- ⌘ An inquiry has been made regarding the lights that have been placed in the median behind our subdivision. Information regarding whether they are temporary or permanent as well as when they were added to the plan.

⌘ **Resident Inquiry/Request:**

- ⌘ The Board was requested and made available records pertaining to Current Members and Lot Owners, the last 18 months of Records including Minutes, Budgets, Expenditures and tax records.
- ⌘ A resident has offered his legal services to file liens and enforce Deed Restriction compliance in an effort to alleviate the financial strain on the Association. The Board felt it would create a conflict having a Lot Owner represent the Association in this capacity.
- ⌘ 2 concerned Lot Owners attended this meeting and both expressed concern with the wording of certain paragraphs within the Deed Restrictions. The Board agreed that there were additional revisions needed prior to asking Winderlakes Residents to cast a Vote.

⌘ **Semi-Annual Agenda Items**

- ⌘ The original intent of this meeting was to Vote on the revised Deed Restrictions and By Laws and Request approval to revise the Annual Budget. Upon further review, and at the request of concerned Owners, the Board agrees that the proposed Deed Restriction and By-Laws require further revisions. Potential revisions will be discussed in depth at the Meeting.
- ⌘ **Motion to Withhold Voting on Revised Deed Restriction & By-Laws - Approved**
- ⌘ The Board agreed that any Proxy Votes received prior to the Meeting will be Null & Void.
- ⌘ Only Non-Owner occupied lots will receive a mailed a copy of the Proposed Deed Restrictions and By-Laws in their current form. The cover letter will be revised to exclude the Proxy Vote slip and include information on how to submit revisions for consideration.

- ⌘ Revisions to Deed Restriction and By-Laws revision may be voted on separately.
- ⌘ Quorum needed for Meeting would be 1/10 lot owner {21}
- ⌘ Amendments to Deed Restriction require approval 70% of Owners {142}
- ⌘ Amendments to By-Laws require a Minimum of 1/3 {68} Owners to vote & 3/4 {51} approval
- ⌘ Board will Motion to Revised Budget moving Special Projects allocation to Legal -Approved
- ⌘ Board will Motion to Table the Fountain Project –Approved

