

Winderlakes Homeowners Association
Semi-Annual Meeting Minutes
July 20th, 2008

Meeting Called to order: 5:05 PM
29 Lots in Attendance

Meeting Adjourned: 6:44 PM

Meeting Purpose:
Adjusted Budget Approval
Deed Restriction & By-Laws

Next Meeting:
Aug 3rd 5:00 PM
4548 Zurich Ct

∅ **Budget Adjustment**– Motion to Reallocate funds, **Approved {4 Lots Opposed}**

- ∅ The Board requested approval to move the remaining funds allocated to Special Projects into the Budget allocation for Legal Fees.
- ∅ A request to have monies recovered from Lien placements back into the Special Projects fund. All funds recovered and received by the board will be added back into the Association account and funds would be re-allocated for the 2009 budget.
- ∅ We have 6 Lots that have not paid their 2008 Annual Assessments, one of which is delinquent for 2007 as well. The Board has handed these Lots over to the Attorney for lien placement and legal action.
- ∅ The 2008 Annual Budget approved an allocation of \$2,000.00 for the calendar year. The request to move re-allocate funds was based on the fees associated with recovering delinquent assessments and enforcement of the existing Deed Restriction and By-Laws.
 - ∅ Approximate cost of Lien filing, \$200.00-\$300.00
 - ∅ Approximate cost for legally enforcing liens, \$1,500-\$2,000.00
 - ∅ Past experience with recovery for lien payments and applicable attorney costs were about 80-90%
- ∅ Residents voiced objections to actually foreclosing on the liens, feeling that would be cost prohibitive.
- ∅ David Cohen offered to file the liens for the HOA at no cost. The liens were filed prior to both times Mr. Cohen offered his services. Additionally, the Board agrees that this would be a conflict of interest.

∅ **Deed Restrictions and By-Law**

- ∅ Motion to Withhold Voting on Revised Deed Restriction & By-Laws – **Approved, 6/29/08**
- ∅ Proxy Votes received by the Association are now Null & Void.
- ∅ Amendments will be re-drafted taking into consideration resident feedback from this meeting and Voted on upon completion.
- ∅ Due the fact that three members of the committee involved in the initial draft are now acting board members they cannot take part in the re-drafting. The following Residents have volunteered to join the committee and finalize the amendments:
 - ∅ *Ernie Bell, Joe Chenette, John Harrison, Gary Peterson, David Click and Pete Sushinsky*
 - ∅ These meeting will be held at Watson Realty {7601 Conroy-Windermere Rd} Dates & Times will be posted to the marquee - residents are welcome to attend the meetings.
 - ∅ **A “strike-through” version of the Amendments has been posted to the website and will be updated as the committee makes revisions.**

∅ **Additional Items**

- ∅ Residents requested the Association re-form the Neighborhood Watch Program. The following Residents have volunteered to head up this task: *Beth Gloss, Lea Bell and Dennis Moran.*
- ∅ The next general board meeting will include Hurricane Preparedness for the neighborhood.
- ∅ We are in the process of developing a Winderlakes Email List to more efficiently disseminate information.
- ∅ Meetings will continue to be held on Sunday evenings as this day works best for the majority.

⌘ **Feedback, Items of Concern and Recommendations regarding Deed Restrictions & By-Laws**

- ⌘ Information and distribution techniques were poor
 - ⌘ Prior to the Vote a “strike-through” version should be distributed instead of the final draft.
 - ⌘ Having the “strike-through” version on the website was very helpful – but not everyone knew they were there.
 - ⌘ Mixed reviews regarding the percentage of increase in Annual Assessments the Board can authorize without a vote by residents. Along with the percentage of Lots in attendance needed for a Quorum.
 - ⌘ References to Members should be consistent and refer to Lots
 - ⌘ The absence of a Lot’s Vote in person or by Proxy shall deem that lot’s Vote as approved.
 - ⌘ Rental Restrictions
 - ⌘ Omit all together
 - ⌘ Require a deposit, refundable or non-refundable, How much
 - ⌘ Require Property Management Company to keep lots in compliance
 - ⌘ Limit the total number of non- owner occupied home in the neighborhood
 - ⌘ Require board notification of tenants.
 - ⌘ We need a way to enforce restrictions with Owner & Non-Owner occupied homes.
 - ⌘ Drop Political Sign restrictions
 - ⌘ Overnight street parking
 - ⌘ Solar panels/cisterns
 - ⌘ Requirements for Lots to be Sod vs. Natural landscaping
 - ⌘ Severe Deed Restrictions
 - ⌘ Tree removal – ARC approval needed
 - ⌘ Number of Votes needed to amend articles. Should be consistent in both documents.
 - ⌘ Lots delinquent in Assessments ineligible to Vote
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CHECK THE WEBSITE <http://www.winderlakes.org>

COMMUNITY FLYER BOXES AND

ENTRANCE MARQUEE FOR

ADDITIONAL INFORMATION PERTAINING TO:

NEIGHBORHOOD WATCH PROGRAM

DEED RESTRICTION & BY-LAW AMENDMENTS & FINAL VOTE

HURRICANE PREPARDNESS

GENERAL NEIGHBORHOOD INFORMATION