

Windsor Hill Homeowners Association Budget Meeting

The Crown of Glory Lutheran Church
2101 South Apopka Vineland Road
October 5, 2011
7PM

Southwest Property Management: Maria Gomez, LCAM

Please note homeowner comments not included meeting minutes.

- I. **Call to Order:** 7:00pm
- II. **Evidence of Meeting:** Noticed mailed to all members, sign displayed at community entrance and posted on www.southwestpropertymanagement.com .
- III. **Quorum:** Jim McNeil, Rob Rahter and Kevin are in attendance; Spencer Solomon and Maria Gomez of SWPM are present as well.
- II. **Approval of Previous Meeting Minutes:** - Jim motions to approve the 5-4-11 Annual Meeting, 5-4-11 New Board Organizational Meeting and 5-4-11 Board Meeting. Kevin Johnson, seconds, unanimous.
- III. **Management Report**
 - a. September Financials distributed to the board.
 - End of year surplus money will be moved into a high-yielding money market account.
 - b. Budget Review, Discussion and Ratification
 - Rob motions to approve the budget as proposed; annual assessments will remain the same, \$777.70 for the 2012 fiscal year, Jim seconds, unanimous.
- IV. **Old Business**
- V. **New Business**
 - a. 2012 Board Meeting Date
 1. Annual Members Meeting will be scheduled for May 2012.
 2. Budget Meeting will be scheduled for October 2012.
 - b. Association Mowing – Lot 42. Truegreen to continue to mow & edge yard on an as needed service – Maria will re-inspect in a month and send a notice of mowing to the bank/owner.
 - c. Lot 13 Cert. Letter sent; no response from homeowner. File sent to attorney for failure to comply with covenant violation. Maria
 - d. Lot 12 Cert. Letter sent for covenant violation – Maria will communicate with homeowner and update Jim prior to further action.
 - e. Maria will contact Trugreen regarding common areas. Jeremy will pull original contract.
 - f. Per board's request, Maria will communicate with Harold Jenkins regarding the common areas directly behind his lot.
 - g. Truegreen to stay on top of fert & weeding the center island and in front of the community sign entrance.
 - Maria provided the BOD with proposals for future projects :
Trugreen Landscape bid for the entrance into the Reserves, as well as, for the re-sodding the shaded areas of the park- Rob & Jim will deliberate and get back to Maria with a decision.
 - Korkat, Playmore and Gametime all provided bids for replacing the community park swing set. Korkat will be considered as the manufacture to replace the swing set. Maria will negotiate a lower bid than was already estimated.
 - Mike Powers the Handy Dad – to replace the tennis court backboard Approved, Jim motions – Rob seconds, unanimous. Maria will coordinate installation.
- VI. **Comments from Homeowners (3 minutes per homeowner)**
- VII. **Adjournment:** 8:09 pm Jims motions, Rob seconds, unanimous.

Action = Action item for particular person. Motion = Where a motion is initiated. Done = Task complete.