

Windsor Hill HOA
Annual Member's Meeting
May 4, 2011
Perkins Restaurant, Tower Room
8965 Conroy Rd. Orlando, FL 32835

Minutes

Current Board of Directors

Jim McNeil, President,
Rob Rahter, Vice President /Treasurer
Kevin Johnson, Secretary
Property Manager – Judy Greene, LCAM

- I. Jim McNeil called the meeting to order at 7:20
- II. Housekeeping Procedures explained by Judy Greene
- III. Gary Comstock, SWPM served as Chairperson of Meeting
- IV. Election of Inspectors of Election: Mark Phipps appointed as Election Inspector
- V. Calling of Roll & Certifying of Proxies –
- VI. Nominations from Floor – none
- VII. Distribute, Collect & Count Ballots – Ballots given to Mark Phipps; proxies without designation given to Rob Rahter, Vice President/Treasurer as Board Secretary not present; Unanimous votes for Jim McNeil to continue on the Board of Directors
- VIII. Proof of Notice of Meeting - On www.SouthwestPropertyManagement.com, posted in community & mailed to all member
- IX. Approval of Last Year's Minutes by Membership: Motion, Ron Cangrow; Second Joanie Biscuit second; no stated no objections
- X. Officer, Director & Committee Reports
 - a. Rob thanked Mark Phipps for the awesome job he did with painting the park sign.
 - a. The only lot being maintained by the Association is Lot #42 A quote for \$98.50 for a one time clean up of dead palm fronds and cutting down weeds was submitted by TruGreen; **Judy Greene** will get a quote from TruGreen for mowing once a month. If the home sells, the Association will get the money for lawn upkeep refunded at closing
 - b. Currently seven delinquent accounts resulting in approximately \$10,500
 - i. All accounts except one that has filed Chapter 7, have a lien filed or an Intent to Lien
 - ii. Assessment Foreclosure: If the Association forecloses they take over the property subservient to the mortgage and can rent the home out to recover

delinquent fees but the Association must insure the property. If the bank finds a buyer and takes back the property, the lease with the tenant must be honored. The cost deposit for Larson and Associates assessment foreclosure proceedings is \$780. They will evaluate the case and if they recommend moving forward, have experienced an 80% success rate is 80%. In most cases when the assessment foreclosure process starts if the owner lives in the home they pay the past due assessment.

XI. Election of Directors – no change in Board of Directors

XII. Open Discussion

- a. Solicitation from TruGreen – Judy Greene will contact Tyler to correct
- b. Street lights update - not enough owners that want them, last year vote was 55 or 58%, needed 66 2/3%. If in disrepair call County or go to website for the link to the County for repair;
- c. Streets/sidewalks - Judy Greene will research when streets were repaved. Gary Comstock suggested that owners flood the County with emails through the link provided on the SWPM website regarding repairs needed for sidewalks/streets as owners expressed safety concerns related to the transition from apron to the driveway.
- d. Installation of speed bumps appears to be a long drawn out process that requires an owner to be responsible for powering and moving the tracking device throughout the community to record data. Mark Phipps suggested stop signs at the park as an alternative. Sidewalk repair is also the responsibility of Orange County. They can be reached by dialing 311 from a home phone or in some cases cell phones can connect you to the County.
- e. The dead vibernum at left of entrance appears to have been damaged by being in the direct sunlight for most of the day. Judy Greene has met with TurGreen and recommended an additional sprinkler head to provide more water in that area. Also, copper underground round flexible tubing that acts as a soaker hose was suggested. Judy Greene will follow up with TruGreen.
- f. Motion by Ron Cangrow to certify the amendment to the covenants that was passed in the Board of Directors meeting preceding the Annual Owners meeting; second by Mark Phipps

XIII. Adjournment: 7: 58 PM Motion John Lagowski; second by Mark Phipps

Southwest Property Management