

Windsor Hill HOA
Board of Director's Meeting
Agenda
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. 7:10 PM – Meeting called to order by President, Jim McNeil
Quorum established; Jim McNeil and Rob Rahter present
SWPM Staff Present: Kate Oates, Judy Greene, Gary Comstock

- II. Jim McNeil thanked owners for attending and introduced Judy Greene, LCAM as the new Property Manager as of April 1st. He explained the purpose of the meeting is for the Board of Directors to vote on the attached amendment to the Covenants.

- III. Amendment Vote Major Points reviewed for owners present:
 - a. The most significant item in the addendum is to change how voting occurs for amendments. Existing documents allow the Board to vote on and approve changes. The current Board wants a more democratic process that will put voting power back into the hands of owners. The addendum dictates that future changes will have to be made with a vote of the owners. Any future changes to the documents will require the approval of a majority of owners present at a meeting(where quorum is established) to approve changes.
 - b. A \$500 transfer fee will be added per industry norm and as suggested by SWPM; \$500 will be charged at closing for any future sales
 - c. Landscaping requirements - At time of purchase landscaping value must equal 2% of the value of the home. New addendum states landscape value must be maintained at 2% of the value at all times. (not just at time of purchase)
 - d. New construction must be completed in 12 months instead of 18 months as dictated in the current documents. The minimum of 2,400 sq feet will be changed to 3,000 sq feet

- e. Currently pets are limited to 2 household pets. Addendum raises the limit to 5 pets.
- IV. After the reviewing the major items in the addendum for the owners present at the meeting, a motion to approve was made by Jim McNiel; second by Rob Rahter with comments from Rob that the \$500 fee is very conservative and well below market norm; unanimous approval by Board.
- V. Jim McNiel motioned to adjourn the meeting at 7:19 PM; second by Rob Rahter