

Lakes of Windermere Homeowners Association, Inc.

6972 Lake Gloria Blvd.
Orlando, FL 32809-3200
Phone: 407-982-1540
Email: Tjones@lelandmanagement.com

Board of Directors Meeting Minutes

Meeting Date: May 19, 2026

Location: 8464 Winter Garden Vineland Road, #4, Orlando, FL & via Zoom

1. Call to Order

The meeting was called to order at 7:02 PM. A quorum was established with Board Members Craig, Lilly, Beth, Sandra and Paul present, along with Troy Jones from Leland Management.

2. Proof of Notice

Notice of the meeting was posted 48 hours in advance in accordance with association requirements.

3. Approval of Previous Minutes

A motion was made by Craig to approve the April meeting minutes. The motion was seconded by Paul and passed unanimously. One change. Jeremy voted no on Bulk Vote

4. Management Report / Financial Report

- No Management report and financials is great shape.

5. New Business

A. Fountain Repair Proposal

Troy Jones presented a proposal for the fountain repair project. The proposal includes replacing the fountain motor, completing the necessary electrical repairs, and installing new lighting.

After reviewing the proposal and considering the overall cost, the Board would like to obtain and review additional proposals before making a final decision. The Board has also requested that any new proposals include pricing for LED lighting as part of the project scope.

Management will solicit additional proposals and present them to the Board for further consideration.

B. Color Wheel Update

Sandra made a motion to approve the Amy Torres color scheme invoice in the amount of \$3,150. Paul Second motion. Motion passed unanimously.

Board will be sending in some changes they would like to see on the color schemes as well.

C. Tree Trimming Proposal

The Board reviewed the two proposals submitted for the tree trimming project on Faryl Street and would like to proceed with the proposal from Seay Tree Services.

Before moving forward, the Board would like confirmation that Seay Tree Services can guarantee the same height and length requirements in accordance with county regulations and that the trimming specifications will match the scope and standards outlined in the proposal submitted by Cerpra.

D. Community Signs

The Board discussed replacing the community message board sign and selected a new sign frame design. Management is awaiting final pricing; however, the estimated cost is approximately \$2,900.

The Board also discussed the location of the message board and agreed that it would be more beneficial to relocate it from the main entrance to the dock area. Once the final pricing is received, management will present the information to the Board for final approval and coordination of the installation.

E. Playground Fences/ Mulch Proposal

The board reviewed the mulch proposal from cerpra and asked for a second proposal. The fence for Droxford playground needs to be painted and repaired.

F. Newsletter Update

The board discussed the newsletter progress and will have it finished by next meeting

G. ARB Draft guidelines Discussion

The Board held an ongoing discussion regarding potential revisions to the Architectural Review Board (ARB) Guidelines. No final decisions were made at this time.

Should the Board decide to move forward with any amendments to the ARB Guidelines, the Association will provide proper notice to the membership and mail any proposed changes in accordance with the governing documents and applicable requirements. Any meeting to consider or adopt changes will be noticed at least 14 days in advance.

6. Open Forum

No homeowner comments.

7. Adjournment

The meeting was adjourned at 7:52 PM.