

Lakes of Windermere Homeowners Association, Inc.

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Board of Directors Meeting Minutes

Meeting Date: June 16, 2026

Time: 7:01 PM

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

1. Call to Order

The meeting was called to order at 7:01 PM. A quorum was established.

Board Members Present: Jeremy, Craig, Lilly, Beth, Sandra, and Paul. Also present was Troy Jones, Community Association Manager with Leland Management.

2. Proof of Notice

Notice of the meeting was posted at least 48 hours in advance in accordance with the Association's governing documents and Florida Statutes.

3. Approval of Previous Meeting Minutes

A motion was made by Jeremy to approve the May 2026 Board Meeting Minutes as presented. The motion was seconded by Beth and passed unanimously.

4. Management Report / Financial Report

Management presented the financial report. There were no questions from the Board regarding the Association's financial statements.

5. New Business

Community Repairs:

- Fountain: Waiting on final proposal including LED lights.
- Playground Mulching: Motion by Jeremy, second by Paul, approved unanimously to award Not Your Avg Joe.
- Duncaster Park fence to be repaired and painted.
- Pool side gate repairs underway.

Newsletter and Credit Card:

Newsletter will be mailed to owners. Motion by Beth, second by Paul, approved unanimously for a \$500 Association credit card in the President's name for Association expenses.

Community Signs:

Message board to be installed on the left side of the dock and dock sign on the right.

Landscaping:

Discussed Northwich easement maintenance, tree removal request, and community-wide tree trimming.

Color Wheel:

Board will submit final color selections.

ARB Guidelines:

Draft guidelines reviewed and nearing finalization.

6. Open Forum

The Board discussed hosting a community Movie Night and installing Fourth of July decorations and banners.

7. Adjournment

There being no further business, the meeting adjourned at 8:10 PM.