

## **Lakewood at Windsor Parke Homeowners Association**

The following are the minutes of our annual meeting held Saturday, October 27, 2012, at the Wingate Hotel at Windsor Commons.

In attendance:

2012 Board Members	Carol Gorey, President John Morris, Vice President Leyse Lowry, Secretary, Treasurer
Home Represented:	18 homes represented plus 7 proxies
Residents Present:	Ed & Hazel Castellani, James Dineen, Bill & Rosemary English, Patrick & Carol Gorey, Marge Hahn, Klaus & Celine Holze, Betty Iannucci, Joan & Jake Jacobs, Leyse Lowry, John Morris & Lynn, Debbi Michels, Les & Barbara Parmelee, Stephanie Russell, Scott & Judy Skjordahl, Brenda Thigpen, Bill & Nancy Waeshe, Beverly Yoap, Steve & Marlene Young,

## **Committee Reports**

### **Treasurer's report**

A copy of the budget was given to all residents who attended the meeting.

The residents voted to forego the \$1,000 monument accrual for 2013.

Dues will be increased 5% for 2013.

### **ARC**

Since the last annual meeting, the ARC reviewed nine (9) Requests for Change, all which were approved, and there is one request pending. Copies are available for review.

The Amended and Restated Declaration of Covenants and Restrictions were voted by the residents and passed with almost 90% approval.

The existing Covenants and Restrictions were amended and restated. For this report, the Second Amended and Restated Declaration of Covenants and Restrictions for Lakewood (Windsor Parke Unit 10) were recorded on May 30, 2012 in the Duval County Public Records in Book 15955, pages 1355-1419.

The new Lakewood legal documents have been in effect since June 1, 2012. The ARC urges all residents to review these revised documents, especially the new Architectural Criteria and Standards before making changes to their house or yard.

### **Website**

The Lakewood web site has been improved. The user name still remains "lakewood", but the password has been changed to "resident".

## **Social**

Coffees are held monthly and all residents are invited. A garage sale was held April 28. The holiday party will be December 7 at the Wingate Hotel, and the DJ Steve Chapman will again be retained. Last year, the music mix was entirely Christmas related. This year, it will be more varied.

## **Landscape**

Joan and Jake Jacobs volunteered to maintain the monument landscaping. This will include trimming the bushes.

## **Windsor Parke POA News**

Steve Young gave a report on POA activities.

The Windsor Parke Board will be increased to 9 people.

A new landscaper has been retained for Windsor Parke. The contract includes irrigation system maintenance as well as plantings.

171 aging oak trees have been inventoried and will be trimmed to make them more stable. Because their packing material was not removed when originally planted, crowded root systems make the trees more vulnerable to falling during high winds.

The alligator that has been roaming the neighborhood has been caught and euthanized, under the authority of the Florida Fish and Wildlife Service. The service was provided by Robert Shoemaker.

Windsor Parke may dredge the ponds, which have begun to fill up. An engineer has been placed on retainer to study issues like this one.

Windsor Parke retained the services of Bill Ryan, a retired CPA, to straighten out the POA books.

## **New Business**

A warm welcome goes out to Klause and Celine Holze who recently bought the house at 4050 Glenhurst Drive N.

Cars have been broken into in the neighborhood. These cars had been left unlocked. It is important to keep garage doors closed, and if cars must be left outside, keep them locked.

The 2 year term of Leyse Lowry expired this year, and she was re-elected to the board.

### **2013 HOA Board Members**

Carol Gorey    President

John Morris    Vice President

Leyse Lowry    Secretary, Treasurer

## **Summary**

We had a successful and informative meeting. Many thanks go to those who attended and those who signed up for committees. If you would like to have your name added to any of the committees, please contact Carol Gorey

Meeting adjourned at 11:35 am

Respectfully,

Carol Gorey, President

John Morris, Vice President

Leyse Lowry, Secretary, Treasurer