

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: 23 homes represented plus 6 proxies

Residents Present: David and Vicky Baujan, Angie Brown, Ed & Hazel Castellani, Jim Dineen, Marge Hahn, Judy Edwards, Bill & Rosemary English, Patrick & Carol Gorey, Klaus & Celine Holze, Betty Iannucci, Joan & Jake Jacobs, Leyse Lowry, Ernie and Melinda Medina, Don Michels, Flip Milo, John Morris, Gene and Bonnie Muranko, Les & Barbara Parmelee, Scott & Judy Skjordahl, Jim and Cathy Terry, Brenda Thigpen, Joe Walter, Nancy and Bud Wasche, Steve & Marlene Young

Meeting started at 11 am

Minutes read by Carol Gorey and approved.

Committee Reports

Treasurer's report

An unknown outstanding expense is a new insurance required by the State of Florida for home owner's associations. Steve Young also mentioned that in 2015, there may be an annual \$4 per door cost payable to the state, but this may be for condos only.

Les Parmelee asked if the 5% annual dues increase is automatic, or just an upper limit. Flip Milo consulted the covenants and confirmed that it is just an upper limit. Since our anticipated outgo is almost equal to the dues income, a vote was taken to apply a 5% dues increase for r2014.

Social Committee Funding

David Baujan questioned the need to fund the social committee, and suggested a pay as you go approach instead.

Cathy Terry said we seem to be the only HOA with a social committee. The dinner club and the coffees work well on a pay as you go basis.

Ernie Medina said that the social committee provides a good sense of neighborhood and encourages neighbors to look out for one another and to share.

Judy Edwards used to manage home owners associations professionally and said that social committees provide a deterrent to thefts and robberies.

Vicky Baujan suggested that dues be reduced \$35 for those people who do not attend the Christmas party.

Marge Hahn said that the costs incurred by the social committee are not high because neighbors volunteer and prepare dishes for the events.

Bonnie Muranko said that Lakewood is the envy of other neighbors in Windsor Parke because of its social committee.

Jim Terry moved to eliminate funding of the social committee for one year (2014).

Les Parmalee seconded the movement.

By a show of hands the majority of people voted to continue funding the social committee. There were three nays.

Monument lighting

Cathy Terry: Our \$200 budget for electricity may be low. Hanover Park paid \$35 per month for electricity, and more at Christmas.

The lights have not yet been turned on. A glitch in the city's issuing of the permit assigned the lighting to an incorrect address, which prevented the city inspector from approving the work. John Morris had to go to three different city departments to get the problem resolved, and lights should be turned on by next weekend.

A vote on the proposed budget was postponed to the end of the meeting.

ARC

ARC report

The ARC has had a bonanza year with 24 Requests for Change. Of these, 16 were for replacement roofs. There were requests for three driveway improvements. There were also five requests to remove trees, one of which was a re-request. The ARC approved 22 of the requests; some with stipulations. A tree request and its re-request were denied. The denied request was appealed to the Board following the procedures in our new Revised Covenants and Restrictions and the Board upheld the denial.

The ARC made two inspections during the year. Five violation letters were sent to residents in May and the residents largely corrected the violations. There were 12 violation letters and three waiver letters were sent to residents in October. In this last inspection cycle 3 ARC members, including the Chairman, and one Board member was cited. Of the 12 violations, 7 were for trash and recycle bins left unscreened. While the AEC did not issue a citation, the rear of the east monument needs to be cleaned and repainted.

These very large bins are a new problem for the neighborhood. You can request smaller bins from the City by calling 630-city and holding for 5 to 10 minutes. We have been informed the bins will not be here soon, due to the large demand for the smaller bins. In the interim or if you retain the larger bins, you must either bring them into your garage or obtain proper screening for them. We request the residents patience and cooperation in this matter.

The ARC members believe the new requirements and procedures are working satisfactorily. A Summary of Requests for Changes and a Summary of Violations have been attached for the records of the Lakewood Association

Commentary

Flip Milo thought the tone of the letter sent by the ARC about violations was unfriendly and stated that when he was on the ARC, he tried a face to face approach to initiate an issue. It was stated that for legal reasons, we must put the issue in writing, and on the advice of our legal council, the letter should be kept impersonal and to treat all home owners equally.

Judy Edwards agreed with Flip that the letter could be friendlier. Ernie Medina suggested that Flip and Judy redraft the letter and submit it to the ARC, which they agreed to do.

Cathy Terry wants the ARC to review the neighborhood more often.

Jim Terry quoted from an email sent by the ARC stating that an issue he was unhappy with was not addressed by the ARC, because the ARC said they addressed only issues that had neighborhood impact. When the ARC was asked by Jim definition of neighborhood impact, the definition was not an issue between one neighbor and another, but an issue that affects the neighborhood as a whole.

On a slightly newer topic, Carol Gorey asked if the ARC letters should be sent certified mail. Since some owners are rarely present, they may not be getting the ARC letters soon enough to resolve the issue in a timely manner.

Flip Milo said that according to the covenants, existing garbage can enclosures are compliant even though the new bins are taller than the enclosure.

12:20 am Landscape

The board has received various complaints and contradictory suggestions about monument landscaping. In spite of the efforts of Joan and Jake Jacobs to work on the monument landscaping, it appears to be impossible to satisfy everybody. Therefore it was suggested to have professional landscaping companies submit a plan for the two monuments. After much discussion about who to hire, and who should decide on the plan(s), it was decided to have the landscape committee manage this process. They request the plans and estimates, and decisions about what to do will be made later. Services by a professional landscaper could range from as little as submitting a plan that would be executed and maintained by home owners, to full installation and maintenance by the landscaper. The final decision will affect the landscape budget (which currently allows for \$400 for 2014). Steve Young moved to let the landscape committee to consult the landscape companies for estimates, and Gene Muranko seconded the motion. A hand vote was taken and most were in favor. There were no nays. The motion carried.

Social

Social Committee Business was covered during the Treasurer's report session.

Website

Ernie Medina asked for a show of hands on who uses the web site, and everyone agreed that it should continue to be maintained.

New Business

A poisonous snake has been sited and has bitten a dog, resulting in a large vet bill for the owner. We have water moccasins and mini rattlers and home owners should be careful when walking their dogs.

Board elections

Ernie Medina and Carol Gorey were the nominating committee. Carol Gorey and John Morris's term are expiring. John agreed to run again, and Scott Skjordahl agreed to run. There were no other nominations. A hand vote was taken to elect the two nominees to the two positions vacant on the board, and the motion carried.

Everyone thanked Carol Gorey for her services as board president.

2014 HOA Board Members

Scott Skjordahl	President
John Morris	Vice President
Leyse Lowry	Secretary, Treasurer

Welcome committee

We welcomed Angie Brown as a new neighbor. We will also be getting Ronald and Kathleen Dickeson as new neighbors, but they are not planning to move in until December.

The rental tenants are moving out of the Arrington home, and that house is up for sale.

POA Steve Young

An audit was conducted on the management by Signature Realty. A few little problems were found, and they will be fixed.

A sonar study was conducted on the ponds, and the POA is looking into dredging the pond.

There is a little tree trimming remaining on the project that was started last year.

\$28,000 was spent on new landscaping of the common areas of Windsor Parke. Many people expressed approval of the changes.

Fences were installed on Hodges Blvd. to provide protection to the home owners.

Berms on Sutton Park are being studied.

Security has been employed to police the neighborhood until about 2 to 3 am.

The POA wanted to reduce the speed limit on Sutton Park, but the city declined the request. Instead, the security detail will monitor for speeders.

Steve Young's term on the board lasts for another year.

Steve requested that people attend the POA meetings.

Proposed budget

A vote was taken on the budget, and it was decided that a final budget will be submitted to home owners after the discrepancy in the dues income between 2013 and 2014 is fixed, and the \$200 cost for monument lighting electrical bill is increased.

Don Michaels asked if there was a minimum height of a tree canopy over the street. Steve Young said the POA requires that it be 14 feet.

Bud Waesche proposed the meeting be adjourned and Patrick Gorey seconded.

Meeting was adjourned at 12:45pm.