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WINDEMERE COURT HOMEOWNERS ASSOCIATION  
MINUTES  
of the Regular Meeting of the Board of Directors held  
November 10, 2015

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The meeting began at 6:28pm. The following Board Members were present: Vincent Santoro (Chair), Robert Maines, and John Lupian. Management (ceosd.net) was represented by Santina Sandoval.

OPEN FORUM: Owners were concerned about pest company contract.

MANAGEMENT REPORT: Santina updated the Board on the status of: New Front Tress [7121]; Garage Drain Pipe Replacement [7089]; Rain Gutters [7114]; Unit Noise [7122]; Annual Termite Inspection Date [PEST]; Annual Calendar; 2016-2017 Budget.

The following items passed as part of the CONSENT AGENDA: FINANCIALS STATEMENTS for period ending 09/30/15 was accepted MINUTES of the Board meeting held 07/20/15 were approved.

NEXT REGULAR BOARD MEETING will be held Monday, 01/11/15 at 4:00pm in the Management office conference room. [BDMT]

3-4 NEW TREES in the FRONT: Per Board three (3) trees will be installed. Board is waiting for report back from the city until then project tabled. [7121]

RAIN GUTTERS: On a motion by Vince, the Board, approved to have the rain gutters cleaned. In addition would like river rock placed at every storm drain. Passed 3-0. [7114]

2016-2017 BUDGET: On a motion by Vince, the Board, approved Management to prepare the 2016-2017 Budget, with email approval. Passed 3-0. [BUDG]

PLUMBING: Management was tasked to contact plumbing company to see if there are sub pipes and if so make sure they work. [PLMB]

GARAGE GATE: Management was tasked to have the garage gate taken a look at. [GATE]

GRATES: Management was task to have grates cleaned out.

The meeting adjourned at 7:05pm.

  
Recorded by

 Approved by  
JAN 11 2015