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WINDEMERE COURT HOMEOWNERS ASSOCIATION  
MINUTES  
of the Regular Meeting of the Board of Directors held  
September 29, 2016

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The meeting began at 5:05pm. The following Board Members were present: Vincent Santoro (Chair), Robert Maines, and Monika Slater. Management (ceosd.net) was represented by Santina Sandoval.

PRESIDENTS REPORT: Vincent reported out on front and common area light fixtures. A light fixtures was shown to Board, Board did not like style of fixture, Vincent will be seeking other styles.

MANAGEMENT REPORT: Santina updated the Board on the status of: Architectural Application [7168]; Reserve Study [RESV]; Rules and Regulations [RULE]; Prime Co.

The following items passed as part of the CONSENT AGENDA: FINANCIALS STATEMENTS for period ending 08/31/16 was accepted MINUTES of the Board meeting held 07/26/16 were approved.

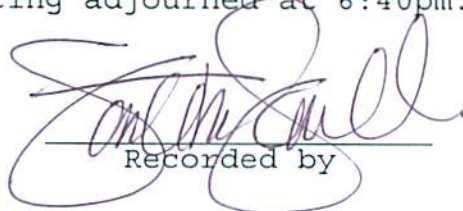
NEXT REGULAR BOARD MEETING will be held Thursday, 10/27/16 at 5:00pm in the conference room of the Management company.  
[BDMT]

ARCHITECTURAL APPLICATION: On a motion by Vince, the Board, approved architectural application expect #5 of description list, Board has requested to review the style of the windows and sliding glass door that will be installed. Per the Board windows and sliding glass doors will need to be the same style as it is now. [7168]

RESERVE STUDY: On motion by Vince, the Board, approved Reserve Study with the changes to page 3-13, roofing remaining life be changed to the correct number. [RESV]

RULES and REGULATIONS: On a motion by Vincent, the Board, propose the following Rule change to the Pet Rule "Two (2) pets, which each pet is not to weigh more than twenty (20) pounds each or one (1) pet not to weigh more than thirty (30). A Thirty (30) comment period will begin on 10/01/16. [RULE]

The meeting adjourned at 6:40pm.

  
Recorded by

**APPROVED**

Approved by OCT 27 2016

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