
WINDEMERE COURT HOMEOWNERS ASSOCIATION
MINUTES
of the Regular Meeting of the Board of Directors held
August 11, 2021

The meeting began at 3pm. The following Board Members were present: Vincent Santoro(Chair) & John Lupian. Ceosd.net was represented by Tyson Kane. Others in attendance were: Monika Hubel.

NON-BOARD MEMBER CONCERNS: Monika Hubel expressed concern with the sound of running water in one of the Units & asked the Board about its plan to improve the monthly income of the HOA and increasing the amount of money in Reserves. [FINS] [BDMT]

MINUTES of MEETING: 06/17/21 Meeting Minutes approved as submitted. [MINS]

FINANCIAL STATEMENTS: No financials reviewed at this time. CEOSD will send financials to Board for review via email. [FINS]

ASSESSMENTS: Board discussed plans to either raise dues or charge a special assessment in the coming months. Board tasked Management to draft email to all owners to gauge their response on what they would prefer. [DUES]

RULES and REGS UPDATE: The Board reviewed 5 new additions to the Rules and Regulations of the HOA. The new additions were reviewed and unanimously approved. Board tasked Management with adding additions to a draft of the Rules and Regs for further review and approval. Once approved, Management will send draft to all owners for the required 30-day comment & review period. [7341]

INSURANCE: Board tasked Management to send Claim Denial Letter from HOA Insurance company regarding leak and remediation in one of the Units to Monika Hubel for her review. Also would like her review on whether the non-existent pool is still noted on the HOA's Master Insurance. [7325]

PIN HOLE SHOWER LEAK: Board tasked Management to forward billing and invoices related to leak and remediation to responsible owner. [7344]

WATER SUB-METERS: Board tasked Management to speak to HomeCrafts or M&L about possibility of adding sub-meters for water usage to each unit. [7351]

VIOLATIONS: Board notified Management of several Rule Violations throughout building and tasked to contact residents for correction. (ie. Blinds, Poster in Window) [7352]

ELEVATOR DOWN: Board tasked Management to contact Otis elevator company about their invoice. Board also tasked Management to acquire bid from 24-hour Elevator regarding monthly maintenance.

[7346]

FIRE EQUIPMENT: John Lupian notified Board and Management that emergency fire department lockbox located above front door may have old building key inside, or no key at all. Tasked Management with contacting fire department regarding issue. [FIRE]

PEST CONTROL SERVICE: There has been reports that the Pest Control Service has been simply posting their service notices and not completing any work on the property. Further comment by the Board verifies they have not seen the Pest Control Tech walking the property or treating the area in quite some time. Board tasked Management to contact vendor regarding this issue. [PEST]

UNSUPERVISED MOVE OUT: Vincent Santoro ask John Lupian to draft an email backing up the Boards decision on Units Unsupervised Move Out and ensuing fine. [7330]

TREE TRIMMING: Management reported that tree's on South side of building had been trimmed and that tool for tree trimming is now stored in HOA's storage closet. Board tasked Management to have Gus Curiel trim palm trees in front of building next. [7348]

NEXT BOARD MEETING: November 17th, 2021 at 3pm via Zoom. [BDMT]

The meeting adjourned at 4:02pm.



Recorded by

DRAFT

Approved by