
WINDEMERE COURT HOMEOWNERS ASSOCIATION
MINUTES
of the Regular Meeting of the Board of Directors held
November 17, 2021

The meeting began at 5:02pm. The following Board Members were present: Vincent Santoro (Chair), John Lupian & Robert Maines. Ceosd.net (Management) was represented by Tyson Kane. Others in attendance were: No others were in attendance.

MINUTES of MEETING: Minutes from 10/20/21 & 10/24/21 were unanimously approved. [MINS]

FINANCIAL STATEMENTS: Financials from October 2021 were unanimously approved. [FINS]

NEW LANDSCAPING and GARDENING: Management updated Board on transition from old landscaping company Christian Landscape to new company Magnolia Gardens. New vendor is increasing price by \$75/month (\$425/Month)

Board tasked Management to coordinate walkthrough with Account Manager and Field Tech from Magnolia Gardens. Also to further review new proposed contract to see if its Month to Month vs Yearly. [LAND]

HOUSE of AUTOMIZATION: Board unanimously approved proposal from House of Automization to install new motor on HOA Garage Entrance Gate. Installation will include new back-up battery system incase of power outages, and will include new 4" springs that are in need of replacement (every 2-4 years).

Once upgrades to Garage Gate are complete, Management will coordinate the return of Choice Locksmithing to complete security upgrades to Garage Gate that include welding steel mesh onto cross bars to help prevent further burglary and homeless entrance. [7361]

ELEVATOR MAINTENANCE PROPOSAL: Due to other large expenses approved, Job tabled for now. [7346]

NEXT BOARD MEETING: Management will reach out to Board via email for availability and scheduling of next Board Meeting sometime in late December. [BDMT]

ADJOURN INTO EXECUTIVE SESSION: The Board adjourned into Executive Session at 5:25pm [BDMT]



Recorded by

Approved by
