

WINDSOR PARK AT THE EAGLES, INC

Board of Directors Meeting Minutes

Rescheduled-August 28, 2007

Held at The Property Management Group Office

The Meeting was called to order at 7:04 pm by Diane VanVolkinburg

1. Roll call established a quorum of the Board.
Present: Diane VanVolkinburg, Arleen Andrews, Ailie Chung, Kevin Pettinato, Peter Fujimoto and Chris Ward. Absent with apologies: Betty Aki and Mark VanVolkinburg.
Also in attendance: Property Manager Leigh Slement.
2. Minutes for the June 13, 2007 meeting were submitted for approval. A motion by Peter Fujimoto, second by Chris Ward to accept the minutes as submitted. Passed by all.
3. Treasurer's Report by Leigh Slement for Mark VanVolkinburg.
Financials as of the end of July 2007: Cash \$18,162.93: Receivables: \$1119.29 (1 foreclosure; 4 owe May; 1 paid short) Reserves \$73,382.89: Expenses to Budget; \$21,445.61/\$22,645.00. A motion by Arleen Andrews, second by Kevin Pettinato to accept the treasurer's as submitted. Passed by all.

Also discussed at this time the changes made by the Florida Legislature impacting Homeowners associations.

Named reserve funds need to be moved to General reserve funds. A motion by Peter Fujimoto, second by Arleen Andrews to move the Paving fund to the General fund. Passed by all.

Florida Statutes Collection change policy-- A "friendly" reminder will be sent from The Florida Property Group---15 days later a 45day notice will be sent out by the Attorney before a lien foreclosure is filed. The cost will be recovered by the Attorney. A motion by Peter Fujimoto, second by Chris Ward to adopt the new Collection policy as recommended by the attorney. Passed by all.

4. President's Report was submitted by Diane VanVolkinburg.

- EMA dues will go from \$600. to \$650 annually- two payments- October and April.
- Repaving is now complete.
- Eastern Perimeter Drainage Easement – phase one of cleaning is completed to avoid flooding. WP is responsible for maintaining the borders on ponds within the Village. Aquageniks has been hired to do that maintenance work.. A motion by Ailie

Chung, second by Chris Ward to have Aquageniks maintain the Eastern Perimeter Drainage Easement. Passed by all.

-EMA Budget was adopted and will be mailed out with the payment books.

5. Property Manager's Report by Leigh Slement.
Included in the President's Report and the Architectural Report.

6. Committee Reports:

Architectural Report: Kevin Pettinato –
Leigh Slement reported that the Florida Legislature passed laws impacting what HO Assoc. can and cannot permit. The EMA is drafting a Design Review Manual A motion by Peter Fujimoto, second by Kevin Pettinato to adopt a stop-gap interim policy with everything existing, except for variances to be the standard until a detailed Design Review Manual is completed.

Communication Committee: Chris Ward
Newsletter is drafted.

Safety & Security: Diane VanVolkinburg – no report.

Welcome Committee: Diane Van Volkinburg

New homeowners at 15509 Kingsmill—Nooruddin & Rozina Bhalwani

Social Committee: Diane VanVolkinburg --Halloween Party and Parade Oct. 27th, 2007

7. Old Business: Vacant home at 12606 is in foreclosure.

8. New Business:
New HOA laws---Already discussed.

Resolution for Major Construction Projects: The Board discussed a \$500. refundable deposit for major projects to be made to WPHO to insure projects being completed in a timely manner. A motion to implement the policy by Kevin Pettinato, second by Arleen Andrews. Passed by all. A copy will be mailed to all homeowners.

Budget Committee: The budget committee will be Diane VanVolkinburg, Mark Van Volkinburg, and Leigh Slement.

The meeting was adjourned with a motion by Ailie Chung, second by Chris Ward at 8:25.

The next meeting is November 14, 2007
Minutes prepared by Arleen Andrew on August 29, 2007.

Windsor Park at The Eagles Homeowners Association, Inc.
A Not-For-Profit Corporation

Resolution Pertaining to Major Construction Requests- Adopted August 2007

WHEREAS major construction projects executed on Lots have in some instances caused damage, inclusive but not limited to, common areas; and in some instances the completion of projects have been executed without restoration to, inclusive but not limited to, common areas.

WHEREAS the Board of Directors has the ability to adopt and publish reasonable Rules governing the use of the Lots and Common Areas.

BE IT HEREBY RESOLVED by the Board of Directors the following:

Owners applying to the Board of Directors for Approval for any major construction project (involving concrete) shall provide a deposit check payable to the Association in the amount of \$500. Upon satisfactory completion of the project this amount will be refunded less any and all expenses incurred by the Association to rectify conditions during and after construction.

Non-compliance included but not limited to the following may result in a deduction from your deposit:-

- a) Any damage to roads, road signs, street lights, paths, ditches, utility lines, irrigation facilities, landscaping, natural areas or vegetation, curbs or pathways, or other improvements on or serving the Property caused by any Owner's contractor or subcontractor is required to be corrected within 10 days;
- b) After each construction day, all sidewalks/roadways and public access areas must be free of dirt. At a minimum sidewalks must be accessible and free of dirt over weekends and OR if work is delayed in excess of two days;
- c) No advertising signage is permitted to be displayed on the lot (only permits are permitted to be displayed);
- d) At the end of the project all construction related debris must be removed immediately.
- e) During construction all related debris must be removed daily and the property left in as neat and tidy condition as possible;
- f) During construction hay or other preventative material shall be used to prevent runoff of all matter except that only water shall enter the drainage system, which feeds into the ponds of the community;
- g) Adherence to item f) will alleviate the need to possibly expend funds to vacuum affected storm water drains of silt/dirt and other runoff;
- h) All roadways and galleys must be power washed of iron or other stains within 10 days of completion of project;
- i) All areas requiring sod replacement after completion of project must be installed within 10 days;
- j) All County ordinances regarding construction times permitted and other must be adhered to;
- k) Speed limits must be adhered to by contractors and sub-contractors;
- l) Major construction projects must be continuously executed until completion. Only weather related delays are acceptable.