

# WINDSOR HILL HOMEOWNERS ASSOCIATION

MINUTES OF MEETING  
July 1, 2008

Members Present: A. Medico, J. Brewer, A.J. Catalano, M. Dean, G. Drennen  
Homeowners Present: C. & D. Scozzafava, J. DeLeon, L. & F. Posa, E. & L. Williams

## Old Business:

A. Minutes Received, Reviewed and Accepted.

B. Finance report. Not at this time, items to be transferred to new treasurer. Check book and expenditures reviewed. Current balance was approved.

C. Architectural Committee Approval for the following e-mail requests.

Driveway extension at 1315 N. Wembley  
Fence (extension add-on) at 5793 Windsor Hill  
Storm Shutters at 1335 N. Wembley  
House painting at 1382 Surrey Park

D. Letter to members on surcharge for notification and billing. Notices on the special surcharge assessment of \$96.13 were mailed with a due date of July 11, 2008. To date 34 have been received.

E. Current standing on dues assessment collection.  
To date 24 homes have not paid.

Second notices to be sent out with stipulation that the Board could put a lien against property with additional charges for lawyer (\$250.00@hour), interest, and lien fees. The Board would prefer not to add further cost, damage credit rating, or past the additional cost of a collection agency; but will do what is necessary to collect the assessments owed.

## F. Speed Bumps in Windsor Hill.

The Public Works Department of Port Orange was contacted to determine traffic increase due to new shopping areas. The Public Works Dept. installs the speed bumps on the recommendation, assessment and evaluation of the Port Police Dept. An evaluation cannot be made on 'future' traffic. No decision made at this time. Will review later.

## New Business:

A. Emails to Windsor Hill Board:

*Expressed opposition to H.O.A. funds for "Lake".* All reasonable expenditures are done with a majority of Board members or a majority of homeowners as appropriate.  
*Question about 'digital' copy of Board By-Laws.* There is now a Microsoft copy of the Articles of Incorporation.

*Notice of house renting due to neighbor moving.* We are sorry to hear the current economic conditions have caused a homeowner to move and rent their house.

*Concern of House Damage from Kohl's Project.* The great majority of homes in Windsor Hill are concrete block construction under stucco. Over a period of time the stucco is likely to show cracks. Stucco is also subject to stress cracks by vibration. There are stress cracks in houses far from the Kohl's construction in the Vineyards. The Windsor Hill Homeowners Association can not represent an individual homeowner that would have a damaged house.  
*Homeowner is opposed to new shopping centers.* There are a number of Windsor Hill Homeowners opposed to commercial developments near Windsor Hill homes. (see below)

*Expression of displeasure with CDD before the City Council.* Result of City Council Meeting. The City Council Meeting of June 24, 2008 was the second discussion of the ordinance on the CDD and the CBL project. This second discussion was only to review the funding of the project. A bond proposal in Volusia County was approved over two weeks ago. The property IS zoned commercial and had been reconfirmed as commercial in 2002 with appropriate notice. The OWNER of the commercial property behind Windsor Hill Properties on Summer Trees Road is CBL. As a business property owner, CBL does have the right to develop the land, to build and to lease the building to tenants. (CENTEX did explain the property in the back of Phase III was adjacent to commercial property and Phase II was near a road not yet developed) The development and building on the CBL project property is subject to ALL codes of building and business /commercial development of the Port Orange City. The CDD ordinance does not infringe on residential private property.

This CDD ordinance is the third in Port Orange; another was done for the Pavilion Project. The CBL project might be started in some period after thirty (30) months.

The City Council explained in detail the guidelines for the project. Many homeowners from the Vineyards and from Windsor Hill spoke to the City Council to address the concerns of the neighborhoods. The names, addresses, and telephone numbers of the Windsor Hill Board members were given and recorded by the lawyers of the CBL project. A member of the Board is also in discussion with a city planner and a city staffer.

The Board acknowledges the concerns of home owners to be, tree retention, light intrusion, noise, easement rights, proper drainage, and possible damage to a house.

The City Council also acknowledged those concerns. The City Council stated Port Orange has stringent code enforcement on new commercial construction and CBL lawyers concurred. The Board members will stay in contact with the City, our councilman, and the CBL project to monitor these issues.

B. No new Issues for Architectural Committee

C. The Microsoft version of the Articles of Incorporation. Board will send a copy via email of the Articles of Incorporation to those homeowners wishing a copy for \$22.50. Those wishing to have a copy should send a check or money order of \$22.50 with their current email address to:

Windsor Hill Association  
1394 S. Wembley Dr  
Port Orange, FL. 32128

## The Board will withhold sending until at least 10 requests are made.

E. All homeowners in Windsor Hill Properties were notified of correct contact addresses for members of the Board. There was also an email address provided to contact the Board. The Board might have difficulty in retrieving information sent to other addresses as other addresses may not cooperate with Board members. The Board may also be unaware of mailings to another address.

Submitted by:  
Madeline Dean

THE NEXT BOARD MEETING IS AUGUST 5, 2008.