

Subject: WINDSOR HILL MINUTES OF MEETING Aug 5
From: WindsorHillHomes@aol.com
Date: Mon, 11 Aug 2008 09:01:43 EDT
To: WindsorHillHomes@aol.com

WINDSOR HILL HOMEOWNERS ASSOCIATION

MINUTES OF MEETING
August 5, 2008

In attendance: A. Medico, A. Catalano, G. Drennen, M. Dean, J. Brewer, C. & D. Scozzafava, M. Valenti,

Old Business:

A. Review and acceptance of minutes of last meeting.
Reviewed and motion made by Jim to accept. Seconded.

B. Finance report

The report is still being modified to include line items for each transaction. Balance of checking account read. Itemized payments identified. Questions as to care of retention ponds, whether Association is getting proper care for payment to "Lake Doctor". Al Medico will call Lake Doctor to ascertain when work is done. It was noted that over 70% of normal expenses is for lawn care and retention pond. It was noted the treasurer could identify work completed for retention pond before payment. Motion to accept and seconded.

C. Architectural Committee

No e-mails received this month at WindsorHillHomes@aol.com. No request. Maria Valenti met with City officials regarding entrance and beautification projects.

D. Second Notice of Association Dues.

Letter of second notice to members on association dues assessment for notification was sent and billing was discussed.

E. What is current standing on association dues collection?

It was discovered that some homeowners have sent payments to an address other than the one listed on notification letter. Al Medico will work to discover if any of those "missing" checks or misdirected payments were cashed or deposited. It was noted that those homeowners that had paid may have to show their canceled check as proof of payment. The Board does not want to attach a lien to homes that have completed payments. Collection of monies for those canceled checks discussed.

F. Second notice for special 'Parcel C' Assessment to be sent by August 6th.

The same problem might exist with payments going to an address other than that listed on the notice. Al Medico will also check on this issue.

G. Any request for Microsoft version of Windsor Articles?

No request. Directors indicated the Florida Seal is not available for the digital copy and it might not be wanted.

New Business:

A. Any E-mails issues to WindsorHillHomes@aol.com ?

No emails received

B. Any New Issues for Architectural Committee:

It was discussed that we should look into having STOP signs on Hyde Park/N. Wembley intersection. Also the cost of mowing around the retention ponds is \$400 a month, should this cost be shared by "lake front" owners? Could homeowners cut their own lawns down to the retention pond? (The same issue for homes on 'Parcel C') The discussion was not for the Architectural Committee and was tabled until next meeting.

C. Contract for 'Parcel C'.

Cleanup has started to bring Parcel C back into compliance with the 25 year storm plan. A Good Faith Contract Agreement has been signed by the Landscape Company doing the work which includes penalty payments by the Landscape Company to the Association if certain timed benchmarks are not completed.

D. Number of Delinquent 'Parcel C' Special Assessment.

There are still about 20% delinquent homeowners and another notice will be sent August 6 as discussed. Homeowners should be notified to use the correct mailing address when sending payments to the board. The Board does not want to attach a lien to homes that have completed payments. Al Medico will investigate.

E. Open to questions from all member attendees.

No Issues.

All members are urged to attend the Board meetings to provide insight of their issues or concerns.

NEXT MEETING September 2, 2008 (7:00 p.m. Second Floor City Center)

Submitted by: M. Dean