

**Windemere Homeowners Association  
Trustee Meeting Minutes, Feb 16, 2017**

- Present: Ron Simmons, Ron O'Rear and Cindy Lawson.
- 2016 Taxes & Record Review: Reviewed 2016 Income Taxes prepared by Shannon & Company, CPA. Windemere HOA books and records were surveyed and no exceptions were found. Additionally, no evidence of fraud was identified.
- Treasurer Report: As of Feb 16, 2017, there is a balance of \$8,983.44 in the checking account.
- Budget vs. Actual: We are currently over budget but we have 9 outstanding annual fee payments. Once we receive all the payments we will be under budget. CPA cost was approximately \$39 or 10% over what was budgeted. Buckeye Ecocare cost also increased \$14 over the budget.
- Variance Request: Mr. Drake, 199 Stratford Lane submitted a request for Variance to Restrictive Covenant # 10 allowing him to park a trailer in his driveway. In 2016 a variance was granted for 1 year with an option for a potential second year. Trustees voted to approve the variance for one more year only for 2017.
- Entrance Signs: Will begin seeking estimates for sign repainting.
- Next Trustee Meeting: March 16, 2017.