

**Windemere HOA Trustee Meeting Minutes**  
**10/13/22**

Attendees – Ron Simmons, Ron O’Rear and Bob Gardner

**1. Opening**

- Ron Simmons opened the meeting at 6:00 pm.

**2. Meeting Minutes**

- The previous meeting minutes were approved.

**3. Financial Report**

- Ron O’Rear reviewed the financial reports for the period ending 09/30/22. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$9,883.56	\$9,923.28	\$39.72
Expenses YTD	\$8,764.30	\$10,575.00	\$1,810.70
Net YTD Budget Variance			\$1,770.98
Cash on Hand at Month End			\$5,686.19

- The 09/30/22 financial reports were approved.
- Ron O’Rear shared a working copy of the budget for 2023. Ron will finalize the budget and submit for Trustees’ review before the end of 2022.

**4. Plan Review Committee Report**

- No requests were received in August or are currently in process.

**5. Abby Lane Entrance Drainage**

- Ron O’Rear reported that all repair work for the Abby Lane Entrance has been completed by the Landscaping Contractor. Ron reminded the Trustees that we won’t be able to confirm the results until the spring rains arrive.

**6. Annual Picnic Review**

- Although the Trustees agreed the picnic was a success, there was discussion regarding how we might improve the notification process to assure that all homeowners receive notification sufficiently in advance of the event.

**7. Irrigation System Winterization**

- Ron O’Rear reported the winterization has been completed.

**8. Lighting System Repair**

- Ron O’Rear reported that he was able to resolve the issues with the lighting systems. Ron’s preservice saved the HOA the \$1,500 it would have cost if we were to have engaged an electrical contractor (based on the Contractors estimate).

**9. Other Business**

- No other new business was discussed.

**10. Closing & Next Meeting**

- Next Trustee Meeting – is set for Thursday, 11/10/22 at Ron Simmons’ home.
- Ron Simmons closed the meeting at 6:33 pm.