

Windemere HOA Trustee Meeting Minutes
01/24/23

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 12/31/22. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$9,884.32	\$9,923.78	\$39.46
Expenses YTD	\$10,138.62	\$12,504.68	(\$2,366.06)
Net YTD Budget Variance			(\$2,326.60)
Cash on Hand at Month End			\$3,757.01

- The 12/31/22 financial reports were approved.

4. Annual Fee Remittal Status

- Ron O'Rear reported that annual fee payments have been received for 61 properties, leaving 15 unpaid. 48 (80%) of the 61 payments used the return envelopes provided with the billing notices.

5. Plan Review Committee Report

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

6. Annual Audit Submittal

- Ron O'Rear reported that he has provided the information required for the Annual Audit and 2022 Tax Return to the HOAs' accounting firm.

7. Annual Meeting 2023

- The annual meeting is scheduled for February 5, 2023 at 2:00PM at Ron Simmons' home.
- Ron O'Rear will send out a meeting reminder via email.
- Since Ron O'Rear's term as Trustee has expired, we will be conducting an election to fill his position. Other than Ron, no other nominations have been received to date. Bob Gardner will send an electronic ballot to the community immediately to facilitate voting before the annual meeting. Bob will also conduct a ballot during the meeting for those in attendance who did not vote electronically.
- Ron O'Rear has prepared the information required for the meeting.

8. Other Business

- Ron Simmons reported that one of the residents is interested in performing mowing services at the entrances. Ron O'Rear will request proposals from interested vendors to secure our landscaping provider.
- Ron O'Rear reported that he was able to save funds by purchasing postage stamps in advance of the recent price increase and by pre-paying Buckeye Ecocare.

9. Closing & Next Meeting

- Next Trustee Meeting – is set for Sunday, 02/05/23 at Ron Simmons' home after the Annual Meeting.
- Ron Simmons closed the meeting at 6:34 pm.

Prepared by Bob Gardner
01/25/23