

**Windemere HOA Trustee Meeting Minutes**  
**04/20/23**

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

**1. Opening**

- Ron Simmons opened the meeting at 6:03 pm.

**2. Meeting Minutes**

- The previous meeting minutes were approved.

**3. Financial Report**

- Ron O'Rear reviewed the financial reports for the period ending 03/31/23. Key budget performance indicators are summarized below:

<b>Budget Analysis</b>	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>
Income YTD	\$12,001.35	\$12,001.23	(0.12)
Expenses YTD	\$5,895.27	\$5,897.71	(\$2.44)
Net YTD Budget Variance			(\$2.56)
Cash on Hand at Month End			\$13,809.18

- The 03/31/23 financial reports were approved.

**4. Annual Fee Remittal Status**

- Ron O'Rear reported there is still one outstanding payment due.
- Ron Simons indicated that he has spoken with the property owner, but did not receive a clear indication as to when payment may be received. The Trustees agreed to take no further action over the short term.

**5. Plan Review Committee Report**

- One request was received and is currently under review by the Plan Review Committee.

**6. Flower Committee**

- Karen DeVite has agreed to lead the committee and will propose a budget for Trustee consideration.

**7. Entrance Lawn Service Selection**

- Ron O'Rear received 6 bids in response to the 10 RFPs (Request for Proposals) he distributed last month. Upon completing their review of the proposals, the Trustees selected Ray DeVite to handle the lawn services for the two entrances.

**8. Other Business**

- None.

**9. Closing & Next Meeting**

- Next Trustee Meeting – is set for Tuesday, 05/09/23 at 6pm at Ron Simon's home.
- Ron Simmons closed the meeting at 6:30 pm.

Prepared by Bob Gardner  
04/21/23