

Windemere HOA Trustee Meeting Minutes
10/12/23

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

1. Opening

- Ron Simmons opened the meeting at 6:05 pm.

2. Meeting Minutes

- The previous meeting minutes were approved as revised.

3. Financial Report

- Ron O’Rear reviewed the financial reports for the period ending 09/30/23. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$12,163.28	\$12,173.37	\$10.09
Expenses YTD	\$8,865.04	\$9,477.41	(\$612.37)
Net YTD Budget Variance			(\$602.28)
Cash on Hand at Month End			\$6,452.97

- The 09/30/23 financial reports were approved.

4. 2024 Budget Planning

- Ron O’Rear shared a preliminary budget for 2024. After a brief discussion, Ron agreed to make a few adjustments to accommodate inflationary increases in expenses.

5. Plan Review Committee Report

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

6. Christmas Decorations Committee

- The Trustees agreed to pursue the establishment of a decorating committee utilizing the volunteers identified via the recent survey. The committee would be tasked with installing, removing and storing decorations for the two entrances.
- The Trustees agreed to fund the project with a budget of \$500. Two residents offered to donate decorations, which would can help defray the initial cost

7. Fall Landscape Plants Trimming

- Ron O’Rear reported that he has reached out to Ray DeVite to determine if he might be interested in trimming the entrance landscaping. Thus far, he has not received a response. Ron will follow-up with Ray again.
- If Ray is not interested, Ron will contact another landscaper to get an estimate.

8. Other Business

- None

9. Closing & Next Meeting

- Next Trustee Meeting – is set for Thursday, 11/16/23 at 6pm at Ron Simmons' home.
- Ron Simmons closed the meeting at 6:30 pm.

Prepared by Bob Gardner
10/12/23