

**Windemere HOA Trustee Meeting Minutes**  
**01/16/25**

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 amended.

**3. Financial Report**

- Ron O’Rear reviewed the financial reports for the period ending 12/31/24. Key budget performance indicators are summarized below:

<b>Budget Analysis</b>	<b>Budget</b>	<b>Actual</b>	<b>Variance</b>
Income YTD	\$12,543.79	\$12,563.49	\$19.70
Expenses YTD	\$12,130.44	\$11,922.34	\$208.10
Net YTD Budget Variance			\$227.80
Cash on Hand at Month End			\$4,132.44

- The 12/31/24 financial reports were approved.

**4. Plan Review Committee Report**

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

**5. Revised Ohio Planned Community Law**

- Rick Courtney posted the revised Ohio Planned Community document to the HOA Website.

**6. Annual Fee Payments**

- Ron O’Rear reported that 56 payments have been received to date. Of these, 41 made use of the self-addressed envelope that was provided with the billing notice.
- Ron will send out a reminder to the community.

**7. Annual Meeting 2025**

- The Annual Meeting is scheduled for Sunday, February 9, 2025 at 2:00pm at Ron Simmons home.
- Ron O’Rear has prepared the various documents that will be shared at the annual meeting.
- Ron will distribute a meeting reminder and annual financial summary to the community.
- Bob Gardner will prepare a ballot and sign-in sheet for use at the meeting.

**8. Other New Business**

- Ron O’Rear mentioned that he received an inquiry from one resident regarding the possibility of providing an electronic fund transfer capability to handle the annual billing. Ron mentioned that most methods have an associated service fee. Moreover, since there are several methods available, it might be difficult to find one method that works for the various payors. The Trustees agreed to revisit the issue prior to the next billing cycle.
- Ron O’Rear asked if we’d like to include the question of transitioning the entrance lights and sprinklers to solar power during the annual meeting. The topic originally surfaced at a time when we were experiencing potential costly problems with the electrical service at the entrances. After a brief discussion, the Trustees agreed to not include the topic in the annual meeting agenda.

**9. Closing & Next Meeting**

- Next Trustee Meeting – The next meeting date will be determined after the annual meeting.
- Ron Simmons closed the meeting at 6:55 pm.

Prepared by Bob Gardner  
01/17/25