

Windemere HOA Trustee Meeting Minutes

08/11/26

Note - The following meeting minutes summarize the topics, decisions and actions resulting from the monthly Windemere Trustee Meeting. Additional information is available at the HOA Website at windemere-hoa.com

Meeting Attendees – Raghu Srinivasan, Ron O'Rear and Bob Gardner

1. Opening

- Raghu opened the meeting at 6:00.

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 07/31/26. Key budget performance indicators are summarized below:

Budget Analysis	Budget	Actual	Variance
Income YTD	\$12,554.65	\$12,430.94	(\$123.71)
Expenses YTD	\$8,393.55	\$11,211.57	(\$2,818.02)
Net YTD Budget Variance			(2,941.73)
Cash on Hand at Month End			\$4,693.26

- The 07/31/26 financial reports were approved.

4. Plan Review Committee Report

- Raghu reported that Boyd Smith is exploring the possibility of adding a roof over his patio. The roof would be attached to the home and would meet setback requirements. Raghu asked Boyd to prepare a firm proposal for consideration by the plan review committee.
- Raghu mentioned that a neighbor added a gazebo as part of a pool addition, but the gazebo was not included as part of the proposal that was approved by the plan review committee. The Trustee's agreed the gazebo addition is a common component with pools, and that no further action is warranted.

5. Annual Fee Payment

- One property owner has not paid the annual fee. Ron reached out to the resident via email but has not received a response.

6. Drainpipe Blockage

- The drainpipe blockage has been cleared at a cost of \$2,837.20. This is an HOA expense since the pipe was installed by the developer to prevent runoff onto non-Windemere property.

7. Traffic Signage

- The Trustees discussed whether the addition of stop signs on Stratford and Yorkshire at the two entrances and/or the installation of speed limit signs would help mitigate higher speeds along the longer stretches of roadway.
- Raghu is waiting to hear back from the County Engineers to better understand the policies and procedures related to assessing and implementing traffic control measures.

8. RV in Driveway Complaint

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- Ron reported that he received a complaint regarding an RV that has been parked in the driveway for an extended period. Bob will contact the property owner to determine their plans for moving the RV to their storage location.
- Raghu will contact the property owner who has been maintaining a trailer in their driveway for an extended period to request that they relocate the trailer.

9. Other Business

- No other business was discussed.

10. Closing & Next Meeting

- Next Trustee Meeting – will be Tuesday, 09/08/26 at 6:00pm at Ron O'Rear's home.
- The meeting was closed at 6:30pm.

Prepared by Bob Gardner

08/12/26