

IMPORTANT HOMEOWNERS MEETING

---- ANNUAL WINDWARD ESTATES HOA MEMBERSHIP MEETING ----

SUNDAY 10/27/24 at 6:30 PM

Conway First Baptist Church, 4000 S. Conway Road

Education Building (corner of S. Conway & Gatlin Ave)

Masks optional, but suggested

Agenda

Roll Call: Do we have a quorum?

1. Introductions and welcome new residents: Bebi Singh
2. Approve 2023 Annual Meeting Minutes: Bebi Singh
3. Report on Action Items from 2023 Annual Meeting: Bebi Singh/ Tom Caffery
4. Updates:
 - o Home Inspections: Steve Diedrich / Joseph Alvarez
 - o Enforcement of Covenants & Restrictions/ Fining Committee: Tom Caffery
5. 2024 Major Expenses / Financial Report and Proposed 2025 Budget: Steve Diedrich
 - o 2025 Proposed budget. See Attached.
6. Architectural Review Process: Steve Diedrich, Joseph Alvarez, Roy Cunningham
7. New Business
 - o Amendments Covenants & Restrictions and Architectural Review Board (ARB) Process
 - o Paint and / or pressure wash perimeter wall?
 - o Replace signage at corner of Conway & Gatlin?
 - o Parking discussion: All
 - o Other Items / What's on your mind?
8. Election of Directors: Nominations from Floor / Elections
 - o If we have a quorum, we will be able to have elections. Nominations will be taken from all in attendance, either in person, or by proxy. Ballots will be counted by a group of residents who are not on ballot.
9. Adjournment

A Board Meeting will immediately follow the Annual Membership Meeting. All homeowners are invited/ encouraged to stay. See enclosed agenda

2023 - 2024 Board of Directors

President:	Bebi Singh	4424 Yachtsman Court	(407) 382-1526	bsingh22@bellsouth.net
Vice Pres:	Tom Caffery	4406 Yachtsman Court	(321) 297-7769	tgcaffery@aol.com
Treasurer:	Steve Diedrich	4574 Wheelhouse Court	(407) 579-4975	sdiedrich@cfl.rr.com
Secretary:	Steve Diedrich	4574 Wheelhouse Court	(407) 579-4975	sdiedrich@cfl.rr.com
Director:	Trevor Brown	4568 Wheelhouse Court	(386) 457-8611	tsbrown816@aol.com

2023 - 2024 Architectural Review Board:

Roy Cunningham	4418 Yachtmans Court	(407) 382-6734	royrhondaco@aol.com
Joseph Alvarez	4485 Yachtmans Court	(407) 658-2930	drp8217@yahoo.com
Steve Diedrich (Board)	4574 Wheelhouse Court	(407) 579-4975	sdiedrich@cfl.rr.com



www.windwardestates-hoa.org

OVER



**IF YOU ARE UNABLE TO ATTEND, CONSIDER COMPLETING THIS PROXY FORM TO
HAVE ANOTHER AUTHORIZED TO VOTE ON YOUR BEHALF**

**WINDWARD ESTATES HOMEOWNERS' ASSOCIATION, INC.
PROXY for ANNUAL MEMBERS MEETING
OCTOBER 27, 2024**

KNOW ALL BY THESE PRESENTS, that the undersigned hereby appoints the Treasurer of the Association or _____, with the power of substitution and for and in the name, place and instead of the undersigned, to appear and represent the undersigned at the Meeting of the Association to be held on **SUNDAY, OCTOBER 27, 2024 at 6:30 PM** at Conway First Baptist Church, 4000 South Conway Road, and any lawful adjournment thereof.

DATED: this _____ day of _____, 2024

PROPERTY ADDRESS: _____

PRINT PROPERTY OWNER'S NAME

PROPERTY OWNER'S SIGNATURE

PRINT PROPERTY OWNER'S NAME

PROPERTY OWNER'S SIGNATURE

=====

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate

_____ PRINT NAME OF SUBSTITUTE PROXY HOLDER ("Treasurer" or name
another person)

To substitute for me in the proxy set forth above.

DATED: _____, 2024

SIGNATURE OF PROPERTY OWNER

This proxy is revocable by the property owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than (30) thirty days from the original meeting.

PROXY INSTRUCTIONS

1. A proxy is for the purpose of appointing another person to attend the meeting for you in the event that you might not be able to attend. It must be signed by an owner of the property.
2. **The Proxy MUST be submitted to the Association Treasurer PRIOR to the scheduled time of the meeting.**
It may be mailed to Steve Diedrich, Treasurer, 4574 Wheelhouse Court Orlando, FL 32812 or hand delivered to same address by you or your Proxy holder. It is recommended that the Proxy be submitted well in advance of the meeting to avoid delay in registration.
3. If you appoint someone as your Proxy and later decide you will be able to attend the meeting in person, you may withdraw your Proxy when you register at the meeting.