

WEHOA BOD and ARB Board Meeting Minutes: 4/13/25 DRAFT

1. Meeting called to order: 6:30 PM

Steve Diedrich, Tom Caffery in attendance; Bebi Singh, Trevor Brown- attending by phone. All BOD members in attendance—we have a quorum. Residents in attendance: Dan Pitts, 4509 WC

2. Approve Minutes of 2/16/25 Meeting: Motion to approve: Tom Caffery, 2nd Bebi Singh, Approved as written, unanimously

B. ARB Applications:

- 4448 YC (Alvarez) Expanding pool deck and modifying pool to include swim out
 - Reviewed and approved by all members of ARB, Consistent with C&R, Approved unanimously.
- 4509 WC (Pitts): Submitted ARB Application on 4/13/25 several hours prior to BOD meeting and prior to ARB review and approval. Replacing all windows in home. Vinyl windows by Pella. Applicant advises all windows will have panes consistent with current windows; all windows will be 'shatterproof'. Install to begin 5/6/25.
 - After discussion, conditional approval granted by BOD, contingent on the following
 - **Review and Approval by ARB prior to installation**
 - **Receipt by Board prior to installation**
 - Additional information about windows requested by Board to accompany application to be submitted to ARB
- Discussion:
 - Solar Panels: SECTION 18. Solar Panels and other Solar Collectors. After appropriate written approvals have been received from the ARB and appropriate Orange County permits have been obtained, Solar Panels and other Solar Collectors or other energy devices based on renewable resources may be constructed on a Residential Lot. Pursuant to Section 163.04, Florida Statutes, as amended from time to time, the ARB may determine the specific location where solar panels and other solar collectors may be installed on the roof within an orientation to the south or within 45 degrees east or west of due south if such determination does not impair the effective operation of the solar collectors.
 - ARB and Board approval is not necessary, but ARB process must be followed to advise ARB/ Board of pending installation.
 - Several inquiries about raising chickens on property. Not Permitted by Covenants and Restrictions.
 - SECTION 14 – F: No cows, cattle, goats, hogs, poultry or other like animals or fowl, shall be kept or raised on any Lot or any Living Unit..... Also restricted by Orange County Code: limited number of permits, application fee, course required and construction guidelines.

C. RESULTS OF 4/2/25 FINAL HOME INSPECTION

*C&R Reference: SECTION 14. Nuisance. There shall be no improper or unlawful use of the Property and no use or behavior shall be allowed which will create a public or private nuisance, nor which shall unreasonably interfere with the quiet possession or enjoyment of a Lot, nor which becomes a source of annoyance to the Owners, or which will increase insurance rates. **All property shall be kept in a neat and attractive manner.***

Third Inspection conducted 4/2/25. 22 homes had one or more exterior maintenance issues that remained after the second inspection conducted on 2/6/25. 22 LETTERS SENT 2/7/25

- 7 REPAIRS COMPLETED; violations previously noted cleared
- 5 HOMES HAD VIOLATIONS REMAINING, but have committed to complete necessary corrective actions by June 1, 2025 (8 weeks). **Follow up inspection to be conducted by Diedrich week of 6/1/25.**
 - 4412 YC: Front lawn in process of being resodded/ reseeded
 - 4419 YC: Entire house in process of being repainted and trim replaced. Chimney needed to be repainted and some trim to be replaced.
 - 4509 WC: Entire house in process of being repainted and trim replaced. Chimney needed to be repainted and some trim to be replaced. Will also address the mildew on vinyl fence in back yard.
 - 4485 YC: Trim bushes along wall so as not to interfere with sidewalk. Trim to minimum of 8 feet above sidewalk. COMPLETE
 - 4491 YC: Trim bushes along wall so as not to interfere with sidewalk. Trim to minimum of 8 feet above sidewalk COMPLETE
- 10 HOMES REMAIN IN VIOLATION
 - 2 WARNING LETTERS TO BE ISSUED Tom Caffery to send warning letters ASAP, deadline for corrective action 21 days after date of warning letters mailed. **Diedrich to conduct final inspection and advise Board**
 1. 4563 WC: Repair eroded areas of lawn. Return to grass. Especially sidewalk to street. Consider ground cover or mulch.
 2. 4430 YC: Repair eroded areas of lawn. Return to grass. Especially front and sidewalk to street. Consider ground cover or mulch.
 - 8 VIOLATION LETTERS TO BE ISSUED Tom Caffery to send violation letters ASAP, deadline for corrective action 21 days after date of violation letters mailed. **Diedrich to conduct final inspection and advise Board. Fines to be authorized at next BOD meeting as required.**
 1. 4526 WC: US Flag needs to be replaced or removed. Very poor condition; flag needs to be retired. Not displayed properly. New violation: on weekend of 4/5/25, 4 large dogs were barking outside until 3/ 4 am in morning. Dogs repeatedly left outside barking at night.
 2. 4503 WC: Clean mildew on sidewalk and drive. Clean mildew on vinyl fence in back yard. East and west side of yard. Landscaping: General health of grass, including watering, fertilizing, weed control and mowing, should be maintained. Maintain a healthy lawn with grass height 2.5 to 4 inches high depending on variety. Several warnings were issued recently.
 3. 4413 YC: Clean mildew on gutters and soffit especially on west side. Repair eroded areas of lawn. Return to grass, Especially sidewalk to street. Consider ground cover or mulch.
 4. 4496 YC: Pressure wash home. Mildew on front and west side of home. Repair eroded areas of lawn. Return to grass. Especially sidewalk to street. Consider ground cover or mulch.
 5. 4478 YC: Clean mildew on sidewalk and drive. Clean wooden fence facing street on the east side of house
 6. 4443 YC: Repair eroded areas of lawn. Return to grass. Especially front and sidewalk to street. Consider ground cover or mulch.
 7. 4461 YC: Repair eroded areas of lawn. Return to grass. Especially front and sidewalk to street. Consider ground cover or mulch. Remove vines from the fence.
 8. 4551 WC: Remove vines and weeds climbing on side of house.

D. New Business

- Update on wall repair: Estimate \$6425. Accident occurred 1/16/25. Still waiting on vehicle #3 to submit estimate before driver's insurance will pay
- 3 residents with dues in arrears; total \$825.56. Interest and late fee applied

Meeting adjourned 6:54 pm

Exhibit 1:

ANNUAL EXTERIOR HOME MAINTENANCE INSPECTION: 2024
Keeping Windward Estates Beautiful
2/7/2025

Dear Neighbor:

On an annual basis, volunteers from the HOA will inspect the exterior of residential properties to ensure they comply with the guidelines established by the Windward Estates Homeowners Association. A copy of the guidelines can be found at www.windwardestates-hoa.org.

What is being inspected? Your property is being reviewed for appearance, cleanliness, and overall condition. Front and visible side yards, the front and side exterior walls of all homes plus the backyard, pool area and exterior back wall of homes backing Gatlin Ave. will be checked. Upon completion of the first inspection, each homeowner will be issued an inspection report outlining any violations, the required corrective action and date the corrective action must be complete.

The process is as follows:

FIRST INSPECTION (8/18/24): No items marked on your inspection form? Congratulations!! You are keeping Windward Estates Beautiful.

SECOND INSPECTION (A second round of inspections was conducted 12/1 – 12/5/ 2024 to address problems listed in the first inspection report. A report was issued to those homeowners having problems / issue from the 1st inspection. Homes with NO problems listed in the first report will not be checked again this year.

THIRD INSPECTION was conducted on 2/6/2025. Items still remain, as noted in the attached. You are being notified in writing of those issues.

- Address any issues / problems listed in report within 45 days of the date of this notice.
 - If you disagree with the inspection report, please contact any of the HOA Board members within 30 days of the date on this notice and we will meet to attempt to resolve our differences.
 - If you have hardships or circumstances that prevent you from making the required improvements, please contact any HOA Board member within 30 days of the date on this notice. We will strive to work with you to develop a reasonable timeline to accommodate your specific circumstances.
- **YOU HAVE 45 DAYS TO RESOLVE THESE ISSUES -- A follow up inspection will occur on or about 4/1/2025**
- If these are not resolved by that time, the Board may choose to issue a formal violation letter, including but not limited to fines until the violation(s) is corrected.

2024 - 2025 Board of Directors

President:	Bebi Singh	4424 Yachtmans Court	(407) 382-1526	bsingh22@bellsouth.net
VP:	Tom Caffery	4406 Yachtmans 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

Thank you for your cooperation in making this community a wonderful place to live by maintaining an attractive home and yard

