

JUNE 8, 2024 BOD MEETING DRAFT MINUTES

In Attendance: Trevor Brown, Steve Diedrich, Bebi Singh, Tom Caffery

- Residents attending Droop Singh 4424 YC

Meeting called to order 9:03 am

Proof of meeting: Sign posted announcing meeting 6/4/24

1. Approve minutes from 11/19/23 BOD Meeting (after Annual Meeting)

- a. Motion to approve: Tom Caffery, 2nd Trevor, Approved unanimously

2. Update re: damage to wall along Conway Road

- a. Viking Masonry has completed repair to wall with the exception of painting. Waiting for cement and stucco to dry.
- b. Bid: \$14,400. Less insurance deductible \$2,500 + WEHOA insurance \$11,940 = \$14,400
 - Deposit \$8,854 paid 4/23/24
 - Balance due at completion: \$5,546
- c. We have received \$11,940 settlement from our insurance company.
- d. Insurance company is still pursuing County and subcontractors for damages and possible recovery and reimbursement of WEHOA deductible.

3. Update re: 4539 WC / Conyers House

- a. Sold 2/29/24. \$218,000
- b. Renovations completed 6/6/2024. Listed 6/7/24 for \$649,900.
- c. WEHOA settlement details:
 - WEHOA Lien **\$30,894.13**
 - Legal fees and costs paid **\$5,701.88**
 - Fees and Fines waived by Association: **\$21,096.53**
 - a. Fines waived \$20,408.22
 - b. Fees waived \$688.31
 - Paid to WEHOA **\$4,095.72**
 - a. All back dues, late fees and interest paid: \$1,279.54
 - b. Lawn mowing contracted by WEHOA for 4539 WC paid: \$100
 - c. \$2,716.18 of fines were paid: 12% of fines levied
 - ✓ Total fines levied \$23,125

4. Discussion / approval tree removal along wall Gatlin Ave.

- a. From C&R: "Greenbelt Areas" shall mean and refer to the Drainage Retention Area off Conway Road designated as Tract A; the entranceway off Gatlin Avenue designated as Tract B and the Landscape Buffer Areas;
 - Tract A shall be dedicated to and maintained by Orange County;
 - Tract B, the Landscape Buffer Areas and the Wall constructed by the Developer on Tract A and along the rear of Lots 1 through 7 and 49 through 52 inclusive, **shall be maintained by the Windward Estates Homeowners Association** as shown on the plat of Windward Estates, Plat Book 20, Pages 1 and 2, Public Records of Orange County, Florida.
- b. 12 trees need to be removed — roots damaging wall. All owners have been notified. Next steps need to be discussed and scheduled if removal is approved by BOD
 - 4509 WC 3 trees
 - 4526 WC 6 trees
 - 4533 WC 2 trees
 - 4539 WC 1 tree
- c. Arborist engaged to review (Orlando Tree Consulting) \$300
 - Recommends removal of all. Assessed all trees in question; 4 different species

- Stumps need to be ground
- d. Viking Masonry reviewed wall. In his opinion, once trees are removed, there is no further threat to wall integrity. No mitigation / repair necessary once trees are removed, other than caulking / filling cracks.
- e. 2 bids requested for removal of 12 trees. Remove and cart debris away and grind stumps
 - Albert Moore LLC (DBA Jesse Scott Tree Service): \$7,500
 - Nick Clay / Conway Tree and Lawn Service: declined to bid.
- f. Motion to approve and accept bid: Steve Diedrich, second: Tom Caffery, approved unanimously.
- g. Discussion:
 - Send info to all residents along wall that any plants and / or construction within the 3-foot landscape buffer area must be reviewed and approved in advance by ARB and Board.
 - Will send info to those homes with July Dues notice. (Diedrich)
 - Approval to plant or construct within buffer area, if granted, will be contingent on owners' acceptance of responsibility for future damage to wall caused by plants, etc.
 - Advise in writing 4509 WC, 4526 WC, 4533 WC, and 4539 WC that they will be responsible for future damage to wall should they choose to replant within landscape buffer.
 - Discuss modifying C&R via amendment (Diedrich) to impose these conditions on current and future owners.

Adjourn: 9:25 am

2023 - 2024 Board of Directors

President:	Bebi Singh	4424 Yachtmans Court	(407) 808-7054	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

2023 - 2024 Architectural Review Board (appointed):

Roy Cunningham	4418 Yachtmans Court	(407) 382-6734	royrhondaco@aol.com
Joseph Alvarez	4485 Yachtmans Court	(407) 492-8088	drp8217@yahoo.com
Steve Diedrich	4574 Wheelhouse Court	(407) 579-4975	sdiedrich@cfl.rr.com

2023 - 2024 Fining Committee /Compliance Committee (appointed):

- Joseph Alvarez, 4485 Yachtmans Court, (407) 658-2930 drp8217@yahoo.com
- Mike Brady 4473 Yachtmans Court, (407) 765-5543 mikebrady13@gmail.com
- Luis Torres, 4479 Yachtmans Court, (407) 758-9082 Luis219@live.com
- Steve Nelson 4520 Wheelhouse Court, (407) 748-0343 stephen.p.nelson@disney.com
- Donna Beavers 4557 Wheelhouse Court, (407) 719-5532 djb604@gmail.com

Board Appointed Compliance Officer: Tom Caffery 4406 Yachtmans Court (321) 297-7769, tgcaffery@aol.com