

FIRST AMENDED WINDERMERE HOMEOWNERS ASSOCIATION BOARD MEETING

February 13, 2012

The Board meeting was held at the Old National Bank Building located at 116th and Cumberland road in Fishers, Indiana. The meeting was called to order at approximately 7:05pm.

Board members in attendance:

Sandy Ziraldo Jeff Tabor Mitch Schenck Erik Trella

CASI Representative in attendance:

Hank Thompson

MINUTES FROM JANUARY 2012 MEETING

The minutes of the January, 2012 Board meeting were read and approved.

I. E MAIL COMMUNICATION BETWEEN BOARD MEMBERS SINCE OUR LAST MEETING

There were no general e mail communications between the Board and/or CASI since the January, 2012 Board meeting other than CASI providing the Board members with December financial reports which were not prepared in time for the January meeting.

II. NEW BUSINESS

CASI MANAGEMENT REPORT: Hank Thompson, in anticipation of the month's meeting, distributed the following information to the Board for consideration/discussion:

WHOA, INC.:

1. Proposed agenda/Management Report;
2. Delinquency Summary with Notes Report (8 pages);
3. Covenant Summary Report (7 pages);
4. Architectural Control Forms (2 pages);
5. Windermere Call Log (1 page);

6. Balance Sheet Report (2 pages);
7. Income Statement Report (4 pages);
8. Delinquent and Prepaid Report (6 pages);
9. Delinquency Summary with Notes Report (2 pages);
10. Check Disbursement Report (2 pages);
11. Account Settlement Report (1 page);
12. General Ledger Journal Listing (1 page);
13. Daily Cash Receipts Report (11 pages);
14. Accounts Payable Open Items (1 blank page); and
15. General Ledger Report (8 pages).

WINDERMERE SWIM AND TENNIS CLUB:

1. Proposed Membership Form/Cover letter with last year's fees/Swim Club Facts/fees;
2. Balance Sheet Report (1 page);
3. Income Statement Report (1 page);
4. Check Disbursement Report (1 page);
5. General Ledger Journal Listing (1 page);
6. Accounts Payable Open Items (1 blank page); and
7. General Ledger Report (2 pages).

JIM LEE/CLEARWATER POOLS:

Jim Lee, Windermere resident and owner of Clearwater Pools, gave a presentation to the Board of the current condition of the pool area. In doing so, he also alerted the Board of several areas of concerns which the Board took into consideration, as follows:

- A. The urethane sealant between the coping and the deck was improperly installed last year. The contractor who performed the shoddy work is no longer in business, leaving us no remedy against the contractor or his insurer (if he even had insurance). The sealant must be replaced. Hank has obtained two (2) estimates for repair, the least expensive being from CASI for \$2,113.00.

A MOTION was made to use CASI to repair the sealant was made and SECONDED. The MOTION carried unanimously. RESLOVED: The Board has agreed to have CASI repair the sealant around the pool between the deck and the coping when weather permits for the estimated charge of \$2,113.00.

- B. The water heater for the shower area for both the men's and women's restroom is no longer functioning and needs replacement. Hank has obtained an estimate for \$1,405.00. The Board asked Hank to obtain additional estimates as the Board felt this was an inflated estimate for a water heater replacement.

A MOTION was made to replace the water heater, but only after additional estimates for replacement were obtained and examined and approved by the Board. The MOTION was SECONDED and carried unanimously. RESOLVED, the water heater will be replaced, but only after additional estimates are obtained and said quotes for replacement are approved by the Board.

- C. The water controller in the pump room is in need of recalibration/repair. It was not functioning properly last year and if the malfunction continues, the pool may need to be temporarily closed at times throughout the year to be drained and have the chemicals rebalanced. This could cause the pool membership a hardship by depriving them of pool access, which the Board would like to prevent. Jim Lee has offered to send this water controlling unit back to the manufacturer in order to have it recalibrated and/or serviced.

A MOTION was made to allow Jim Lee to send this water controller unit back to the manufacturer to have it examined only, and if after inspection, there are suggested repairs, said proposed repairs and the costs are to be presented to the Board for consideration/authorization BEFORE any repairs or expenditures are made. Said MOTION was SECONDED. RESOLVED, Jim Lee is to have this unit examined by the manufacturer, and if repairs are suggested, the Board must approve the costs of the repairs before they are performed.

- D. The stripes on the bottom of the pool need repainting. The estimate for doing this in a quality fashion is \$800.00. This expenditure was approved and will be overseen by CASI.
- E. Repair of the bottom of the pool is necessary. Jim Lee has a bid from Pates Pool Supply for \$500.00 to repair the plaster pool floor in the shallow end. This expenditure was approved, will be overseen by CASI, and is to be performed in conjunction with the painting (see D. above).
- F. Jim lee suggested we limit the hours of operation of the snack shop from 1:00-5:00pm, which are peak pool hours and so someone from the swim team will be able to be there during these hours for pool members.

A MOTION to limit the snack shop hours was made and SECONDED. The MOTION carried unanimously. RESOLVED: The Snack Shop hours of operation are to be from 1:00-5:00pm daily.

POOL MEMBERSHIP/DUES FOR 2012

The Board discussed at length the proposed dues for 2012.

A MOTION was made to keep the 2012 dues the same as they were last year. The MOTION also included an incentive for those Windermere residents who pay early, or 'on time' (said date to be determined by CASI) to obtain ten (10) one person one day guest passes. Any resident who fails to pay early or by the 'on time' date set by CASI, will continue to receive the usual five (5) one person one day guest passes with their membership as they did last year. Said MOTION was SECONDED and carried unanimously. RESOLVED. The 2012 membership dues will remain the same as they were in 2012, with the added incentive described above. CASI will send out the 2012 pool membership offerings to the residents of Windermere with these details before next months meeting.

A mailer will be sent to Windermere residents after the late notices are mailed. Said mailer will also include garage sale dates and further solicitation for N2 directory advertisers.

GARAGE SALE DATES:

The annual Windermere Spring garage sale date is April 27-28.

The annual Windermere Fall garage sale date is September 21-22.

TAX APPEAL RESULT FILED BY OMNI:

This was discussed only briefly as it is a moot issue. All common areas are '0' value.

APPROVED NEIGHBORHOOD TREES BY NEIGHBORHOOD OR STREET:

The Board addressed this issue in October of 2011. Red and Sugar maples are recommended. See October minutes for further detail.

FENCING:

There have several areas of fencing downed recently. The Board has asked CASI to track the areas where this is occurring in order to determine if some areas of fencing are more problematical than other areas.

III. OLD BUSINESS

N2 PUBLICATIONS

Per the Board's request at last month's meeting, CASI has spoken with N2 Publications who advised they still are looking at potential advertisers/revenue to fund the proposed Windermere directory. They will provide CASI with an advertisement soliciting advertisers for the directory which CASI will post on their web page. Mitch also agreed to post this information on www.windermerewindows.com.

To date, they have not sold sufficient advertising to justify the directory. However, they are still soliciting advertisers.

REFLECTORS ON CURBS IN THE CENTER ISLANDS ON WINDERMERE BLVD.

There is a reflector sample on the south end of the second island from 96th street on Windermere Blvd. Per Hank, it will take 66 total reflectors to properly mark all areas of concern. Installation is pending better weather.

GRAFFITI ON CUMBERLAND ROAD MONUMENT

Hank obtained a quote, per the Board's request, from Shackleford Masonry to remove the graffiti for the sum of \$900.00. The Board discussed this and decided to TABLE further discussion until all of the Board members can examine the wall and further determine and discuss if the need exists for additional repairs/costs. This was also the recommendation of CASI.

TEAM WHITSKIN PROFIT SHARE:

Hank is awaiting a reply from Team Whitskin, and will report to the Board next month.

LIGHT POST PAINTING:

CASI will inventory in the spring and report to the Board.

EXECUTIVE COMMITTEE MEETING

The current members of the Board held an Executive Board meeting immediately following this month's Board meeting.

IV. NEXT MONTH'S MONTHLY BOARD MEETING NEXT

The Board scheduled next month's Board meeting for the March 8th, 2012 at the Old national bank Building beginning at 7:00pm.

ADJOURNMENT

This month's Board meeting was adjourned at approximately 8:40pm.

