

**Windermere Homeowners Association**  
Minutes of the Meeting of the Board of Directors  
May 16, 2022  
Approved June 20, 2022

**1. Call to Order**

Tonight's meeting was conducted using Zoom, a web-based video conferencing tool, through Goodwin & Company, the HOA Property Management Company. Details are in the Property Manager's file.

President Earl Wellborn called the meeting to order at 7:01 P.M. Also present were Directors Urcha Dunbar-Crespo, Scott Miller, Jill Castro, and Wilbert King. Goodwin Property Manager Melissa McWilliams was in attendance. Directors Paul Urban and Dennis Messex were absent.

**2. Open Session for Homeowners Concerns/Comments**

Homeowners joined the video meeting. Participant information and comments are available in the Property Manager's file.

- a. A homeowner inquired about the process to get a shed approved and was advised to submit a request to the Architectural Control Committee (ACC).

**3. Approve April Board Meeting Minutes** (approved minutes are on [www.windermerehoatx.org](http://www.windermerehoatx.org))

The April 18, 2022, Board Meeting Minutes were reviewed. Director King made a motion to approve the minutes as corrected; Director Castro seconded, and it passed unanimously.

**4. Election of HOA Board Officers**

The President opened the floor for election of Officers for the upcoming year. There were no nominations from the floor. The Board voted to reinstate all of the officers in their current positions: Earl Wellborn, President; Paul Urban, Vice President; Urcha Dunbar-Crespo, Secretary; and Scott Miller, Treasurer.

**5. Property Manager Report**

Property Manager Melissa McWilliams provided the Property Manager's report.

- a. Details on financials and violations are maintained in the Property Manager's file.
- b. Playground equipment was vandalized, the Property Manager will file a Police Report.
- c. The pool opens for the season on Saturday, May 28, 2022. Pool hours are 9 am to 9 pm daily. A Summer Splash pool event will be from 11 am to 2 pm on May 28th. Free food/drinks.
- d. The Property Manager asked if the budget for the pool opening party could be increased by \$500 to \$1,000 to cover fifty (50) pizzas etc. for an estimated two hundred (200) people. Director King made a motion to approve increasing the budget by \$500 to \$1,000 with a caveat that half of the pizzas be ordered initially, and additional pizzas be ordered when needed. It was seconded by Director Castro and passed unanimously.

**6. Discuss Old Business/Committees**

- a. Cost sharing for the Pool repairs: No additional documentation to support the cost increase has been submitted by the Vendor, Equipt. The Board will consider the request when documentation is received. Until then, this issue will be closed.

**7. Discuss New Business**

- a. Vandalism to the playground Equipment: The Board is waiting to see if the graffiti removal efforts by Director King works.

b. Changing banks for the HOA CD: The CD is currently with Truist and expires in September. To avoid penalties, the Board will consider other banking options with higher interest rates at that time.

8. Executive Session - The Board moved into Executive Session at 7:30 P.M. and reconvened at 7:50 P.M. No items were discussed after reconvening

9. Adjournment

Director King made a motion to adjourn at 7:51 P.M., Director Castro seconded, and the motion passed unanimously.

Submitted by: Secretary Urcha Dunbar-Crespo