

Windermere Homeowners Association
Minutes of the Meeting of the Board of Directors
November 21, 2022
Approved December 19, 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.

Vice President Paul Urban called the meeting to order at 7:03 P.M. Present were Directors Urcha Dunbar-Crespo, Scott Miller, Dennis Messex, Jill Castro and Wilbert King. Goodwin Property Manager Melissa McWilliams was also in attendance. President Earl Wellborn was 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 requested forgiveness of fines and fees associated with violations on a home that they purchased in May but did not take possession of until Oct because the previous owner stayed in the house under a temporary lease. The homeowner has been remodeling the home and has not yet moved in. This issue was deferred for discussion in Executive Session.

3. Approve October Board Meeting Minutes (approved minutes are on www.windermerehoatx.org)

October 17, 2022, Board Meeting Minutes were reviewed. Director Urban made a motion to approve the minutes; Director Miller seconded, and it passed unanimously.

4. Property Manager Report

There are 1,871 homes in the community. Property Manager Melissa McWilliams provided the Property Manager's report.

- a. Financials: The Oct 2022 financials were summarized. Reports are available in TownSq at <https://app.townsgq.io/login>
- b. Violations: Details are maintained in the Property Manager's file. In summary, the two largest categories of violations are landscaping (e.g., trees need trimming/removal) and rubbish and debris (e.g., trash cans left out).

5. Discuss Old Business/Committees

- a. There was no old business.

6. Discuss New Business

- a. There was no new business.

7. Executive Session - The Board moved into Executive Session at 7:13 P.M. and reconvened at 7:39 P.M.

After reconvening, action was taken on the following items.

- a. Request to waive fines and fees associated with violations on a home that was purchased in May, but the current owner did not take possession of it until Oct. Director King made a motion to waive fines but not the certified mail fees. It was seconded by Director Messex and passed unanimously.
- b. Payment plan for a homeowner who received an extension to repair and sell their home in lieu of a foreclosure sale. Director Miller made a motion to approve the payment plan for the homeowner with

the first payment due February 1st. This plan includes full payment of all amounts owed with no waivers. It was seconded by Director Urban and passed unanimously.

8. Adjournment

Director King made a motion to adjourn at 7:40 P.M., Director Messex seconded, and the motion passed unanimously.

Submitted by: Secretary Urcha Dunbar-Crespo