

MINUTES
WICKHAM PARK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
5/08/17
12822 Emersondale Avenue,
Wickham Park Clubhouse
Windermere, Fl. 34786
7:00 pm

1. **Call to order:** The meeting was called to order at 7:03 pm by Board President, Jay Lea.
2. **Statement of Board Quorum:** A quorum was achieved with President, Jay Lea, Vice President, Laura Licata, Secretary, Maureen Lea and Director, Rich Lenski, all in attendance.
3. **Proof of Notice of Meeting:** Notice was posted more than forty eight hours in advance at the entrance to the community as well as at the clubhouse.
4. **Approve (3/13/17) Meeting Minutes:** A motion was made by Secretary, Maureen Lea to approve the March minutes. Vice President, Laura Licata, asked that the March minutes reflect discussion of a fence near the Calderdale retention Pond as well as speed bumps in the community. President, Jay Lea, seconded the motion with the changes to be noted in the March minutes.
5. **Unfinished Business**
 - **Update on Fountain/Aerator and Electrical Installations:** Orange County still has not given approval of this project. There have been several different inspectors to the sites requesting “modifications” to the power sites. The question now seems to revolve around the type of plug that is associated with the fountains motor and lights. A meeting was held with representatives from Dragonfly, the equipment vendor and Aastro Electric. Dragonfly, has contacted the equipment manufacturer (Airmax) and there is a conference call scheduled for Tuesday May 9th, between Dragonfly, Airmax and Orange County with the intent that Airmax provide all necessary information (i.e.: UL Listing) to the Deputy director of the permitting Department to obtain a final approval and allow power to be set and the project finished.
 - **Paper Deliveries:** The Community Manager made contact with both the Observer and the Orlando Sentinel and notified them to stop ALL deliveries of free newspapers. He was informed they would do so. It was mentioned however, that the Observer may still be delivering. The property Manager will send a letter to the Observer regarding this issue.
 - **Undeveloped front parcel:** Several more calls to the “Ladybug” Corporation have not been returned. If there is no response with

one more attempt then the Community Manager will contact Orange County Code Enforcement.

- **Vacation Rentals:** The attorney is notifying those Homeowners who are renting their units for less than six full months that they are not complying with the “Short Term Rental” language in the Covenants and restrictions.
- **Perimeter Fence/ North Side:** A motion was made by Vice President, Laura Licata, to approve a temporary four foot high vinyl covered fence, for two years running behind her home along the North side of the Calderdale retention pond due to residents from the nearby development, passing onto Wickham Park property. The motion died for lack of a second.
- **Security Camera Signage:** Signage has been posted at the pool and the clubhouse.
- **No Trespassing signage:** One sign has been placed at each pond. This will allow the Orange County Sheriff’s department to trespass noncompliant persons.
- **Alley Way Storm Drain Project:** A motion was made by Secretary, Maureen Lea, to approve the proposal (\$ 2970.00) from Asphalt Preservation, to reseal the paved areas at each of the retention ponds. The motion was seconded by Director, Rich Lenski. The motion passed unanimously.
- **On site businesses:** On line businesses that don’t advertise on their residence, don’t have employees working at the site or have clients coming to the site to purchase products usually are not found to be non-compliant.
- **Any other unfinished business:** A motion to approve the Security Camera proposal from OST for an additional camera to monitor the Gazebo was not brought forth. The vendor will be notified.

6. New Business

- **New Construction debris:** The Community Manager, at the behest of the President, contacted the developer of the project to the South of Wickham Park and requested that a silt screen be installed to stop debris blowing across the street and into Wickham Park.
- **ARB request for storm door:** A request to install a storm door at a front entrance was denied. A request to add gutter along the back of a townhome unit was approved.
- **Any other New business:** A motion was made by Vice President, Laura Licata, to establish a fining committee. The motion was seconded by Director, Rich Lenski. The motion passed unanimously. The following members have agreed to serve on the committee, Allen Lauricella, Elizabeth Howard and Andreina Castillo.
- **Traffic Study:** The Community Manager will contact Orange County to inquire about one way streets and establishing parking on a designated side of a street.

- **Additional Benches:** The Board is looking into purchasing additional benches for the community in the common areas and along the retention pond walkways.
- **Settling/Ground Cover:** The Community Manager will ask the Landscaper to provide a proposal for adding additional dirt at several benches where ground settling is occurring and also adding ground cover to reduce the settling.
- **Next Board meeting date and time:** The next Board meeting will be held on Monday June 12th at 7:00 pm at the clubhouse.

7. Adjournment: A motion was made by President, Jay Lea, to adjourn the meeting at 8:12 pm. The motion was seconded by Director, Rich Lenski. The motion passed unanimously.