

**AGENDA**  
**WICKHAM PARK HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**9/18/17**  
**12822 Emersondale Avenue,**  
**Wickham Park Clubhouse**  
**Windermere, Fl. 34786**  
**7:00 pm**

1. **Call to order:** The meeting was called to order at 7:16pm.
2. **Proof of Notice of Meeting:** Notice was posted in accordance with Florida State Statutes.
3. **Director Appointment:** A motion was made by Director, Richard Lenski, to appoint Christopher Steinmetz to the Board for the remainder of the current term. Vice President, Maureen Lea, seconded the motion. The motion passed unanimously. A motion was made by Director, Richard Lenski, to appoint Christopher Steinmetz, to the position of Secretary/Treasurer for the remainder of the current term. Vice President, Maureen Lea, seconded the motion. The motion passed unanimously. Vice President, Maureen Lea, Made a motion to appoint Richard Lenski, to the position of President, for the remainder of the current term. The motion was seconded by Secretary/Treasurer, Christopher Steinmetz. The motion passed unanimously.
4. **Establish Board Quorum:** A quorum of the Board was established with President, Richard Lenski, Vice President, Maureen Lea and Secretary/Treasurer, Christopher Steinmetz.
5. **Approve (6/12/17) Meeting Minutes:** A motion was made by President, Richard Lenski, to approve the June minutes. The motion was seconded by Vice President, Maureen Lea. The motion passed unanimously.
6. **Unfinished Old Business:**
  - **Pond Systems Maintenance Contract:** There is a monthly maintenance contract for pond treatment and a quarterly maintenance schedule for fountain and aerators with Dragonfly.
  - **Vacation Rentals:** Short term rentals can be reported to the State of Florida, to investigate tax collecting implications. Information of the address will be forthcoming.
  - **Pond Liability:** Ponds are maintained as per regulations and insurance requirements.
  - **Traffic Issues:** Any changes to traffic patterns or adding traffic control systems require a minimum 60% of ownership approval.
  - **Surveillance System:** Spectrum has changed out the old router with an upgrade allowing for higher speeds.
  - **Drainage issues:** Owners, making modifications to their patio areas that restrict water runoff (resurfacing with concrete or pavers) are responsible for any collateral issues they and or their neighbor's experience.

## 7. New Business:

- **Special Assessment for Gutters & Downspouts:** Such a special assessment would be charged to all Owners of the community.
  - **Power Washing Sidewalks:** Proposals will be obtained for all common area sidewalks.
  - **Dog Run:** No motion was brought by the Board.
  - **Additional Benches:** LCAM, Scott Pollock, will meet with Vice President, Maureen Lea, to decide the number and placement of additional benches in the community.
  - **Clubhouse Survey:** President, Richard Lenski, discussed the idea of preparing a survey to go out to residents regarding their experiences in renting the clubhouse.
  - **Building Exterior Paint Colors Link:** LCAM, Scott Pollock, will get with President, Richard Lenski, to discuss putting the exterior paint color schemes on the web site.
  - **Orange County Tree Trimming Status:** Orange County will take requests to trim trees along the street right-of-way as long as an address is provided.
  - **Satellite Dish at Wrong Home:** Dish and pole will be removed. Dish is inactive.
  - **Pool Entrance Gates:** The pool gates experienced a malfunction recently. When this occurs, LCAM, Scott Pollock, contacts the vendor, who will try and reset remotely or make a site visit to inspect the system.
  - **New Florida Legislative Association** Requirements for web sites, posting meeting minutes/agendas. New legislative requirements will be in place by the end of the year.
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- **2018 Annual Membership Meeting Date:** A motion was made by President, Richard Lenski, to hold the annual membership meeting on Monday, November 13<sup>th</sup>. The motion was seconded by Vice President, Maureen Lea. The motion passed unanimously.

8. **2018 Budget Draft Worksheets:** Worksheets have been forwarded to the Board for drafting the 2018 budget. The board will meet on October 9<sup>th</sup> to approve the 2018 budget.

9. **Adjournment:** A motion was made by Vice President, Maureen Lea, to adjourn the meeting at 8:27 pm. The motion was seconded by President, Richard Lenski. The motion passed unanimously.