

AGENDA
WICKHAM PARK HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 4, 2018
12822 Emersondale Avenue,
Wickham Park Clubhouse
Windermere, Fl. 34786
6:00 pm

- 1. Call to order Meeting** called to order at 6:02pm
- 2. Statement of Board Quorum 3 of the 4** Board members present with the fourth Via telecom
- 3. Proof of Notice of Meeting** we have proof of the posting of the meeting according to requirements.
- 4. Approve May 7th, 2018 Meeting Minutes**
- 5. Association Business**
 - **Ashton Woods Update** Send list of defects within and must make things correct within 120 days. Must respond by either agreeing to make the repairs or by case held in court of law. Must have a member vote to ratify the decision prior to the approval must have quorum. In Florida you must be within 10 years of the end of major building. Filed within this time. Items can be added to the list prior to the case by BOD members. Meeting will be held August 6th to show and explain the defect case. This meeting will need to have proxies and/or presence for the meeting to hold the vote. These limited proxies will be drafted by the law firm. A question was raised about the overall process if the defects will all be covered even though they are found after the other repairs are done. Experts will be brought in to make sure that the ratios of homes needing the repair are as close to correct as possible. If an Award is given, it is

up to the BOD to use the money in what is best for the whole community. The goal of the Construction defect case to gain the largest amount of funds for defects allowing for the life safety issues and water intrusion issues that may cause further repairs to be done going forward which may cause deficits to the community funds.

- **Towing Company**-Michelle Figueroa Contacted
- **Garbage Cans Update**- Options were presented for Black Trashcans to be placed at the ponds. These trashcan 4 trashcans two for each pond they approved Belsons model CBTR-FT-BK Chris motions, Rich Seconds passed unanimously.
- **Clubhouse Painting**-Sergio needs to Come out and touch up. Need to add a chair rail to the dining area and through the door way area
- **Chairs for Clubhouse** the chairs have been ordered and the Bar stools are still looking for a darker set
- **Clubhouse Signs** CAM is looking for a third vendor that will fabricate the sign obtain a permit and install lighting. Alan would like a quote to have irrigation to help with the annual beds or add different types of plantings. Would like to see the report from the Landscaper about irrigation and repairs. Dirt and walkways are remaining dirty and dirt is being dragged across after the cutting must clean up afterwards. Chris would like to see that the common property areas are better well maintained before a landscaping update to the individual homes. Michelle cautions that they may want to work on the Ashton Case before they make great plans on landscaping while repairs may need to be made prior to the actual case resolution.

- **Airbnb Update-** One is still in operation. This is in the legal process. Frank Rugierri is processing and waiting for the response. Frank will send letters of progress.
- **Clubhouse Repairs-** Gutter has been fixed and Soffet repairs are pending. No limit has the information on the repair. Lights
- **ARB Approvals-** The Storm door is approved. Maintained and rust at the owners the BOD is going to wait until more information can be collected to make sure that it is safe and the Scott makes a motion and then Chris Seconds, passed unanimously.
- Ohana roster for contact and the beginning of the contract. Hometeam pest to end contract.
- Question about the length of the vehicles that the larger vehicles are hanging out into the alley ways. Generic letter that they are blocking the roadway. Commercial Vehicles are also being parked.
- Three islands in the back area of the community belong to the county. Builder is the owner of the land that is not being maintained. Alan requests that the county at least mow. For visibility reasons.
- No trespassing signs 4 no trespassing signs and 4 no dogs signs. Posts and caps for each.
- Reclaim water issue-Increase of usage on the home was told to contact the Association over the overage because the homeowner cannot manage the irrigation system.
- Abandoned vehicle 12910 Calderdale. Gold vehicle with two flat tires. Call the county with the plate number and make and model.
- July 9th will be the tentative date for the next meeting.

6. Adjournment- Rich motions Chris seconds, passed unanimously.

