

WINDSOR ISLAND RESORT, HOA

BOARD OF DIRECTOR MEETING MINUTES

Date: March 26, 2024

Time: 6:00PM

Place: Virtual meeting via Zoom

CALL TO ORDER:

The meeting was called to order at 6:01pm by David Williamson, President of Board of Directors.

CERTIFY QUORUM: Called by Chairperson, Catrina Smith- Assistant Property Manager

BOARD MEMBERS PRESENT:

David Williamson – Board President

Derrick Diazoni– Vice President

Kay Dean – Board Secretary/ Treasurer

PRESENT VIA ZOOM CALL REPRESENTING CASTLE GROUP:

Katie Ciccotelli – Vice President of Operations, CMCA, AMS, PCAM

Brian Quillen- Regional Director

Orlando Franco – General Manager, LCAM

Catrina Smith – Assistant Property Manager, LCAM

PROOF OF NOTICE OF MEETING:

The notice and agenda of the meeting was sent out via email March 21, 2024, with 48-hour notice.

READING AND DISPOSAL OF ANY UNAPPROVED MEETING MINUTES:

David approved March 4, 2024, Board of Directors Meeting Minutes. Derrick seconded approval. Motion approved.

OLD BUSINESS:

A) Main Gate

- i. David Williamson discussed the main entrance and 27 gate operations.
- ii. 27 gate meeting Polk County regulations of 20 ft ingress for first responders' access.
- iii. The Board plans to discuss the allowed # of vehicles per single family, and townhomes.
- iv. An onsite walkthrough was set for March 28, 2024, with *SED* and *Onsight* regarding entrance operations and systems.
- v. Awaiting additional RFP from *SimLife* and *Proptia*.

NEW BUSINESS:

A) Trash Issues Update

- i. David Williams spoke to the current state of the trash collection for the community. Homeowners were advised to report all trash complaints to windsorislandfrontdesk@gmail.com with pictures, dates, and times.
- ii. David Williamson notified the Homeowners that the new trash pickup services have been moved to 10:00am to better accommodate the Resort check out times.

B) Violations Update

- i. Per the Board, existing violations pertaining to home exterior modifications have been closed to be reclassified. However, the homeowners that have previously modified the exterior of their home are **required** to complete an ARC form.

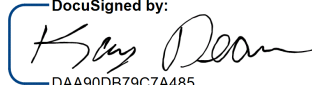
C) Parking Update

- i. Derrick motioned to approve one sided parking temporarily until permanent parking resolution is established. Kay seconded.

D) Committees Update

- i. The ARC committee was established. David Williamson made a motion to approve. Derrick Diazoni seconded. ARC committee members (in alphabetical order)
 - a) Leanne Harrison
 - b) Sebrena Flagg-Briggs
 - c) Mike Gillan
- ii. Additional committees were proposed, seeking additional members to serve potential violation, fines and/ or beautification committee but was not determined at this meeting.

ADJOURNMENT: With no further business to address, Derrick Diazoni made a motion to adjourn the meeting at 7:57pm. Motion was seconded by Kay Dean. Motion was approved. The meeting was called at 7:57pm.

Approved  DocuSigned by:
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Windsor Island Resort, HOA

