



# ***Winds of Change***

## **2009 Annual Board Meeting Notes**

For those that did not attend the Windbrooke HOA Annual Meeting on February 25, 2010, two owners were nominated to fill the three vacant positions up for reelection. Since there were only two owners with interest in serving on the Board and three positions available, a formal vote was not needed and a quorum was established to appoint Dan Specter and Mary D'Apollo to the Board of Directors. When the newly elected Board met on March 15, 2010, Officer positions were decided and voted upon. The following list summarizes the current Board of the Windbrooke HOA:

Dan Specter	President
Katie Zechmeister	Vice-President
John Davis	Treasurer
Mary D'Apollo	Secretary
Member at Large	Open

## **Board Meeting Minutes**

In addition to our Winds of Change communication, all Board Meeting Minutes are available to the homeowners. You may obtain a copy of meeting minutes by contacting Precious Fischer at HRW. In prior communications we had discussed the possibility of posting the minutes on our website but after discussions with our attorney we were advised that putting private community information on a public website was not in the best interest of our community. Due to this advice we have asked HRW to help us distribute the minutes to those home owners that would like to obtain a copy. Please contact Precious Fischer at HRW if you would like a copy of past meeting minutes sent to you via email.

## **Reserve Study Update**

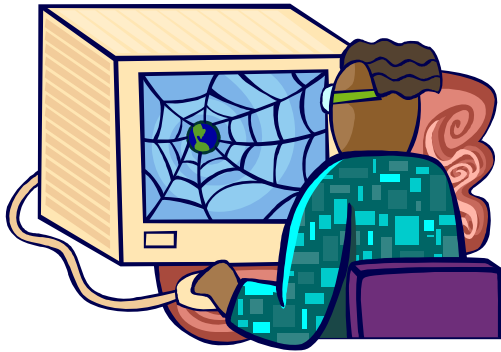
The reserve study has begun. We had an expert group come out and estimate when our capital expenditures (roofs, siding, decks, painting, etc.) will need to be performed, on a unit by unit basis. His report should be completed by the end of the month. We will then be able to estimate the necessary funding for each year in the future and budget our capital expenditures for this year. John Davis is taking the additional step of finding out which units, if any, that have not had their roofs replaced have experienced leaks. An e-mail has been sent to those units for whom we have e-mail addresses, and John will be going door to door to the other units to obtain this information. Feel free to call or send your information to him at his address/phone number listed below.

## **Pine Straw**

One question that was raised at our annual meeting was whether or not homeowners could put down their own pine straw or other landscaping materials. At this time, the Board would like homeowners to refrain from landscaping without prior approval of the Board (as per our bylaws). The Board is investigating options for a uniform community groundcover and will also have more information on our budgeting limitations once the Reserve Study is complete. We thank you for your patience during this time.

## **Windbrooke Website is Up and Running**

Please visit our website at [www.windbrookehoa.org](http://www.windbrookehoa.org).



## **Join our email distribution list**

So far we have received over half of your email addresses. Thank you for your support!

Printing costs the community money so as a cost savings measure we are asking you to provide us with your email address. If you have not submitted your email address to date, please send a short email with your name and address to [windbrookeemails@gmail.com](mailto:windbrookeemails@gmail.com) and look for future communications from your board.

Your Windbrooke HOA Board,

John Davis, 211 Windbyrne Dr., 342-4893 and 523-2066 (cell)

Katie Zechmeister, 239 Windbyrne Dr., 412-5697

Daniel Specter, 234 Windbyrne Dr., 218-0520

Mary D'Apollo, 241 Windbyrne Dr., 651-9540