

Windward Slopes HOA Annual Meeting/Election
February 2, 2010 – IH Managerial Park

The meeting was called to order at 7:05 by President Tom Benke. Those in attendance were welcomed and current board members introduced.

Treasurer Chrisann Coleman reported on the 2010 budget as well as the 2009 income and expenses. A copy of both were passed out to all in attendance. Major expenses of 2009 were management fees, landscape maintenance and improvements, as well as painting of the mailboxes and street signs.

In response to a question about the legal expenses included in the budget, Tom explained the process of collecting past due accounts and filing liens on unpaid accounts.

There was a question about any legal actions against Patrick McDowell and Compass Properties. At this time, there are no actions being taken.

D'Ann Averwater gave an update on 3 committees. The social committee has been very active, planning activities including parades, dinners, and other social events. The safety and beautification committees are in need of volunteers interested in serving as chairmen.

Steve Gurley gave an update on the Architectural Review Committee. All permanent improvements must be approved before they are begun. Forms are available on our website. This is done to protect property values of all homes in the neighborhood.

Dave Brown announced that our web site has been recognized for its excellence. Thanks to our web master, Bob Vawter. It's newest feature is Buzz where homeowners can let others know of their experiences with contractors and other service providers.

Dave also gave an update on the bill to legalize golf carts on neighborhood streets. It has passed in the Senate and will now have to be approved by 2/3 of the Lakeland city commissioners. This is part of a pilot program in TN. For more info you can contact Dave Brown through the Garner Lake web site, garnerlake.com.

Following the guidelines for WSHOA annual meetings, Theresa Boehling showed the letter that was sent to all homeowners announcing the meeting and election. It was moved, seconded and passed that the reading of the minutes from the last meeting be waived.

In preparation of the 2010 election, Pat Averwater thanked the current board for its service and recapped the progress made. Board members were given the chance to speak. The ballot included incumbent nominees D'Ann Averwater, Bill Lofton and Chrisann Coleman. Nominations from the floor included Tony Strafacci, Nancy Hartz, Betty McGuffee. Tom Benke was asked to serve again and accepted the nomination. These seven were elected to serve as the board of directors for 2010.

The meeting was adjourned.

After the meeting, Tom Benke, set up a computer display of the expected expansion of Canada Road.