

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF  
CAMDEN LANDING AT WYNDHAM LAKES ESTATES HOMEOWNERS'  
ASSOCIATION, INC.**

The Board of Directors Meeting of the CAMDEN LANDING AT WYNDHAM LAKES ESTATES HOMEOWNERS' Association, Inc., was held on Tuesday March 15th at 6.00pm, in Wyndham Lakes Club House, Wyndham Lakes Blvd. Orlando FL.

Board Members present: Joe Fulghum and Rob Bonin

Others Present: Mark Hills LCAM of Association Solutions and several members of the membership.

Quorum was confirmed with 2 of 3 board members present.

The meeting was called to Order at 6.08pm. by Joe Fulghum and seconded by Rob Bonin.

Mark Hills presented the managers report for the association. (Copy attached)

The board had no new business at this meeting so the floor was opened to any questions from the members.

- 1) The first question was about Lennar's contract with the purchaser of the homes. The board explained this was not an HOA matter and could not answer the question and the owner needed to address this to Lennar
- 2) Member asked about the renters policy the association would like to add to the documents. Management explained that they hope the final draft would allow the association to claim the rent of any owner not paying their dues, to allow the association to evict any bad tenant and possibly hold a deposit. They will also do criminal background checks.
- 3) Owner asked if there are any more walls or fences to be erected in Camden Landings. Rob Bonin explained that there is not but the possibility of some sort of entry sign is being looked into at that end of Wyndham lakes Blvd.
- 4) Owner asked if there would be a fountain in Camden. Rob Bonin explained NOT
- 5) Owner asked if there would be more parking spaces. Again Rob Bonin explained that there would not be as everything was done to meet County and Fire requirements.

- 6) Owner asked if they can build a lanai at the back of their property. No one knew the answer. Management to find the answer and have this on the web site within the week.
- 7) Owner wanted to know what the association was doing about the graffiti on the lift station wall. Management explained that this was the property of Orange County Utilities and could not do anything. Management to put a link on Camden web site for owner to put complaints to Orange County Utilities.
- 8) Owner asked if there would be a playground at Camden Landings. It was explained that there was two for the owners at the Club House and there would not be one at Camden
- 9) Owner asked about the trash around the ponds. Management explained that if it was in the water the Aquatic company would clear this out on their once a month visit. If the trash is on the grass bank then the landscapers will clear this when they cut the grass. At the moment this is every other week come April it is weekly though to October 15th

There being no further business to come before the board Rob Bonin motioned to adjourn. Seconded by Joe Fulghum. Meeting was adjourned at 6.47pm