

**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 Thursday, April 16th 2013 6.30pm, in Wyndham Lakes Club House, Wyndham Lakes Blvd. Orlando FL.

**Board Members present:** Renaud Fenster, Dana Sampsell and Stephanie Layne Cameron

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

**Call to Order:** Mark Hills confirmed that quorum was present with 3 of 3 Board members and the meeting was called to order at 6.30pm

**Review of Minutes:** The Board read the minutes of the January 17th board meeting. Upon motion by Dana Sampsell and seconded by Stephanie Layne Cameron, the minutes of the January 17<sup>th</sup> 2013 Board meeting were approved as presented.

**Financial Report:** Mark Hills presented the February 2013 financial report and an update on all the delinquency accounts. Upon motion duly made by Stephanie Layne Cameron and seconded by Dana Sampsell, the February 2013 financial reports were approved as presented.

**Old Business:**

**Landscaping:** The board discussed the proposal to replace all the dead and missing plants. There are not enough funds to deal with everything. \$7,000.00 is available. The board agreed to start in May with the money being split into thirds and small sections being done each month. The work is to start at 3110 Rodrick Circle and all the 5 dead trees to be replaced in the first month. Plants more suitable to the soil are to be used.

**Pressure Washing:** The board discussed the bids and decided to table this work at the present time.

**New Business:**

Roof Repairs. The board asked management to proceed with the repairs caused by the weather a few weeks ago.

Terms of Board Members: At the turnover meeting all three board members had the same number of votes. The board discussed this and decided that the terms would be as follows.

Renaud Fenster 3 Years

Dana Sampsell 2 years

Stephanie Layne Cameron 1 Year

The next meeting is the Annual. There are concerns that quorum would not be reached. The Board agreed that only one reconvened meeting would be held.

**Next Meeting Date:**

The next meeting was set for July 22<sup>nd</sup> at 7pm at the Wyndham Club House. This would be the Annual. The Board meeting would follow immediately.

**Adjournment:**

There being no further business to come before the meeting Renaud Fenster motioned to adjourn at 7.56pm.