

**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 Wednesday, September 22nd, 2015 at 6.00pm, in Wyndham Lakes Estates Club House, 14503 Wyndham Lakes Blvd., Orlando, FL 32824.

Board Members present: Alex Cortez, Renaud Fenster and Tannia Steele

Others Present: Mark Hills LCAM of Association Solutions

Call to Order: Mark Hills confirmed that quorum was present with 3 of 3 Board members and the meeting was called to order at 6:14 p.m. by Renaud Fenster.

Review of Minutes: The Board read the minutes of the May 2015 board meeting. Upon motion by Renaud Fenster and seconded by Alex Cortez, the minutes of the Board meeting were approved as presented.

Financial Report: Mark Hills presented the August 2015 financial report and an update on all the delinquent accounts. Upon motion duly made by Tannia Steele and seconded by Alex Cortez, the August 2015 financial reports were approved as presented.

Old Business:

None

New Business:

Budget 2016: Mark Hills presented the 2016 proposed budget on a line by line basis explaining each item. The board discussed this in detail. Alex Cortez made a motion to approve the proposed budget for 2016 as presented setting the assessments for 2016 at \$88.00 per month. Tannia Steele seconds the motion and the budget is approved unanimously.

Street parking: The board discussed several issues with street parking. Management is to make a flyer asking people to please try and use their driveways and garages to park vehicles in order to ease the issues on the street. It was explained that Mark Hills and Renaud Fenster had met with the County and there was nothing they could do to assist. Also the off duty Sherriff is to be hired to issue tickets for parking offenses.

Late Fees: Alex Cortez motioned to increase the late fee from January 1st 2016 to \$25.00. Second from Renaud Fenster and carried unanimously

Open Forum:

No questions

Next Meeting Date:

The next Board meeting was set for January 13th, 2016 at 6 p.m. at the Wyndham Lakes Estates Club House. This will be for the Annual Meeting.

Adjournment:

There being no further business to come before the meeting Renaud Fenster motioned to adjourn at 8:33 p.m.