

**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, September 26th, 2019 at 6:30 p.m. in Wyndham Lakes Estates Club House, 14503 Wyndham Lakes Blvd., Orlando, FL 32824.

Board Members present: Alex Cortes and Renaud Fenster

Others Present: April Childs, L.C.A.M., and Mark Hills, L.C.A.M., of Association Solutions and one owner

Call to Order: April Childs confirmed that quorum was present with 2 of 3 Board members and the meeting was called to order at 6:43 p.m.

Review of Minutes: The Board read the minutes of the January 30th, 2019 Board meeting. Upon a motion made by Renaud Fenster and seconded by Alex Cortes, the minutes of the Board meeting were approved.

Financial Report: April Childs presented the August 2019 financial report and an update on all the delinquent accounts. Upon a motion duly made by Renaud Fenster and seconded by Alex Cortes the August 2019 financial report was approved as presented.

Old Business

No old business for this meeting.

New Business:

Budget: April Childs and Mark Hills presented the 2020 proposed budget on a line by line basis giving an explanation for each item, which proposed two different options for the assessments. Option 1 to put the maintenance fees at \$100.00 each month and Option 2 at \$115.00 each month. The Board discussed the budget in great length. Renaud Fenster motioned to remove the \$1600.00 from the Off-Duty line and place this amount in the Short Fall Funding, and to raise the dues an additional \$25.00 a month for the 2020 year making the assessments \$115.00 monthly. Alex Cortes seconded the motion and the budget was approved setting the assessments for 2020 at \$115.00 monthly.

Next Meeting Date:

The next meeting will be a Board of Directors meeting and was set for January 13, 2020 at 6:30 p.m. at the Wyndham Lakes Club House.

Adjournment:

There being no further business to come before the meeting, Renaud Fenster motioned to adjourn at 8:43 p.m.