

# WIMBLEDON PARK ORLANDO NO. 1

## MEETING MINUTES

August 21, 2023, 6:00 P.M.  
Wimbledon Recreation Clubhouse

Board Members Present: Kenneth Khan, Dean Gonzalez, Kasey Handlin (via phone),  
and Angela Elozua (via phone)  
Board Member Absent: Jose Velazquez

The meeting was called to order at 6:00 p.m. Proof of meeting was acknowledged by all present.

The meeting minutes were reviewed and Ken motion to approve the meeting minutes as written. Dean seconded the motion. The motion passed unanimously.

### **FINANCIAL & LATE REPORTS**

A. Financial Report – The June and July financials were provided to the Board. Discussion ensued and the June financials were approved. Ken moved to move the SA project funds of \$4,204.47 into operating.

Ken would like to close out the Sunrise account and move the balance of \$196,785 to Raymond James. Ken would also like to move an additional \$112,000 from Truist to the Raymond James account. That will leave \$10,203 in the Truist account and \$508,000 in the Raymond James account. Also need to approve the \$200,000 that was already moved from Truist. Ken moved to approve the above. Dean seconded the motion. The motion passed unanimously.

B. Late Report – The late report was provided to the Board.

### **MANAGEMENT REPORT** –

A. Legal Issues – None at this time.

B. Maintenance –

- Landscaping – The landscaping by the signs will be completed next week. The tree trimming is complete.
- Railroad Ties – Further replacement on hold, will be trying to clean them.
- Shut-off Valves – On hold. After further inspection G&S Plumbing provided quotes to replace shut-off valves in six units for a total cost of \$9,275. This is way too costly and we are recommending we wait until we start doing the repiping.
- Laundry Room Equipment/CSC – Jose has been doing inspections and Jose will be doing one this week and input it into the website. Ken has been working on this and CSC has refunded \$279.00.
- 3282, 3286 - Will be getting gutter company to move downspout at 3286.
- Stop Sign – One more is needed by 3240 area that Tracy will order.
- Year End Audit – Requested quote from Bernie Mapili; however, he said that he cannot guarantee the audit to be completed timely either. There are not a lot of CPA's that do association year end stuff and they are all bogged down. Also need one more quote and cost from current CPA.

C. Violations – On-going, nothing major at this time.

**COMMITTEE REPORTS**

- A. Recreation Committee – We now have a 3rd member from Club Villas. Attorney letter being sent to the subs about this issue.

**OLD BUSINESS**

- A. Insurance Appraisal – Dreux Isaac & Associates quote for the insurance appraisal was updated to \$2,600 and they will not be available until January 2024. Ken moved to have them do a new appraisal and approved the increased quote. Dean seconded the motion. The motion passed unanimously.
- B. Roof Replacement – 3252/3254/3296/3298 – An updated quote from Total Roof was provided. On hold for additional quotes and consider a roof consultant to advise.
- C. Railroad Ties – The invoice from Hartman was provided as well as the additional cost to finalize the project. Discussion ensued and the Board would like the attorney to advise the Board on how to resolve the overage in the contract. Ken asked for a conference call with the attorney and management.

**NEW BUSINESS**

- A. Fire Extinguishers – Our current company was bought out by a big company. Quotes are as follows:

Fire Tech Extinguisher Service	Annual	\$3.00 ea
	5 LB Recharge	\$19.50 ea
	10 LB Recharge	\$37.50 ea
	New 5LB Ext	\$52.00 ea
	New 10 LB Ext	\$82.00 ea
County Fire	Annual	\$7.25 ea
	5 LB Recharge	\$39.50 ea
	10 LB Recharge	\$49.50 ea
	New 5LB Ext	\$69.95 ea
	New 10 LB Ext	\$109.95 ea

Ken moved to approve Fire Tech. Dean seconded the motion. The motion passed unanimously.

- B. Electrical Doors – Versatile Maintenance quoted labor and material \$1,860. Pressure treated 5/8 in x 5.5 in x 8 ft and 2x4x8 pieces. Management suggested asking Jose to provide a time and material quote to do the doors on the weekend. On hold for quote from Jose.
- C. Roof Repair 3288 – Total Roof provided quote to repair roof at 3288-24 for \$1,500. Ken moved to approve the quote. Dean seconded the motion. The motion passed unanimously.

**OPEN DISCUSSION**

- In January get quote from Tri-Star to sod in areas that need it.
- Paint speed humps
- Need to get quote for reserve study
- Find out who is responsible for the island at the back gate
- Ask attorney if it is legal to charge \$25.00 for coupons
- Directors Certificate – did everyone complete one?
- Want to keep old golf cart for spare
- Will budget be provided for the next meeting?
- Lee mentioned the tree stump in front of 3276/3278 has not been ground down.

The meeting was unanimously adjourned at 7:22 p.m.