

Windy Creek Homeowners Association, Inc.

Tuesday, May 12, 2026 at 7:00 p.m.

Board Meeting Minutes

Call to Order: The meeting was called to order by Mackenzie at 7:05 p.m.

Roll Call: Mackenzie Lalov, Via Zamudio, Jack Scheper, and Kris Pagan were present. Josh Harkness was absent. A quorum of the board was established. Also present: Erin Brock Kent from Brock Property Management (BPM).

Approval of Minutes: Mackenzie made a motion seconded by Kris to approve the 2/10/26 organizational meeting minutes. All in favor, motion carried.

Treasurer's Report: Erin reported that as of 3/31/26 the operating account had a balance of \$29,313.26, the reserve account had a balance of \$153,594.27, and the AR was \$20,036.03.

Mackenzie made a motion seconded by Jack to approve the 3/31/26 financial statement. All in favor, motion carried.

Business:

Hedge quote: The board reviewed a landscape proposal from M&L is to remove existing ficus hedges with whitefly damage on the south side of NW 1 St adjacent to the rear of the Hamlet shopping center and replace with calusia hedges (7-gallon containers). Pricing includes complete removal including root balls, all debris removed from the property and all clean up costs for \$7,980.00.

Tabled.

Fence quote: The board reviewed a quote from Superior Fence & Rail to add 221 lineal feet of a 6' high vinyl chain link fence on the south side of NW 1st St adjacent to the rear of the Hamlet Plaza for \$9,949.00. This would be installed behind the proposed calusia hedge.

Tabled.

Playground repair quote: The board reviewed a playground proposal to repair and extend sections of turf, replace an existing spring rider with a spinner, repaint swing post and frame, and install shades over the swings for a total of \$20,110.00.

Mackenzie made a motion seconded by Via to approve these line items on the proposal: repair and extend sections of turf, replace an existing spring rider that was damaged with a spinner, and repaint swing post and frame for \$7,721.00 and to be paid from reserves. All in favor, motion carried.

Paving and concrete quote: The board reviewed a proposal from DMI to install 5 speed bumps for \$2,947.00; to patch 75 sq feet of asphalt for \$1,575.00; and to repair 120 sq ft of concrete sidewalk for \$5,100.00.

Mackenzie made a motion seconded by Via to approve all items as proposed and for them to be paid from reserves. All in favor, motion carried.

Appoint vacant fine committee seat: There is a vacant seat on the fining committee. Don Binette volunteered to fill the position.

Mackenzie made a motion seconded by Via appoint Don Binette to the vacant position. All in favor, motion carried.

Fines for violations:

4030 NW 1st Lane – Touch up paint: Erin advised this owner reached out today asking for an extension as they plan to paint next week. Erin asked if they were on the call. They were not but they sent a photo of the paint being completed.

No fine imposed.

4105 NW 2nd St – Pressure clean roof: Erin advised this owner has not reached out with any information since receiving the violations. Erin asked if they were on the call.

Mackenzie made a motion seconded by Jack issue a fine of \$50 per day for 10 days totaling \$500.00. All in favor, motion carried.

Open Forum: The board advised homeowners in attendance that this was the opportunity to ask any questions or voice concerns.

Adjournment: Mackenzie made a motion seconded by Via to adjourn the meeting. All in favor, motion carried.

Meeting adjourned at 7:46 p.m.

Respectfully submitted by:

Erin Brock Kent

Erin Brock Kent, LCAM, CMCA
Brock Property Management, Inc.