

WINDSOR ESTATES HOMEOWNERS ASSOCIATION, INC.

c/o Fairway Management
1331 Bedford Dr. Suite 103
Melbourne, FL 32940

BOARD OF DIRECTORS - SPECIAL MEETING NOTICE & AGENDA

A Special Meeting of the Windsor Estates Board of Directors will be held at 6:30 p.m., on Tuesday, June 30, 2026, via Zoom video conference – Meeting ID: 645 726 3648.

<https://us02web.zoom.us/j/6457263648?omn=88475934545>

One tap mobile

+13052241968,,6457263648# US

+13126266799,,6457263648# US (Chicago)

The Meeting Agenda is as Follows:

1. **Call to Order**
2. **Certification of Quorum**
3. **Proof of Meeting Notice**
4. **Approval of Previous Meeting Minutes**
 - May 19, 2026
5. **New Business**
 - a. ARC Standard Revision – Permanent Backup Generator
 - b. FL Striping Estimate
 - c. Ratify FloTech CCTV Estimate
 - d. FloTech Repair Estimate & Report
 - e. Consideration of Special Assessment for Front Entrance Landscaping
 - f. Paradise Lawns - Front Entrance Landscaping – Proposals & Revisions
6. **Establish Next Meeting Date**
 - Tuesday, July 21, 2026
7. **Adjournment**

Special Assessment Notice:

The community entrance landscaping has long been a topic of discussion amongst residents and is routinely brought to the Board's attention at the annual meeting. As you may be aware, a majority of the existing landscape material has been in place for more than 20 years, and many of the plants are thinning or no longer producing growth. The Board of Directors has heard the requests of the members and have been working diligently to review the opinions and recommendations of varying landscape vendors to create a plan that combines both the new and existing material for a revamped community entrance.

This shall serve as the required 14-day notice of Special Meeting. The Board has reviewed the proposed expenses through the estimates provided by Paradise Lawns, along with the current reserve funding for this project. The Special Assessment amount is expected to be approximately \$175.00 per lot. This amount is subject to Board review and approval.

Questions concerning this notice, should be directed to Fairway Management via email at dthomas@fairwaymgmt.com or by phone: 321-777-7575