

APPROVED
WINDERMERE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 20, 2026

Minutes of the Board of Directors Meeting of the Windermere Homeowners Association, Fishers, Indiana, held virtually on April 20, 2026.

1. CALL TO ORDER

President Greg Estell called the meeting to order at 7:03 PM

2. ROLL CALL / QUORUM ESTABLISHED

Directors Present:

Greg Estell, serving as President (term expires December 31, 2026)
Beverly Jackson, serving as Vice President and Treasurer (term expires December 31, 2027)
Robert Ware, serving as Secretary (term expires December 31, 2027)
Valdis Kremers, serving as Member at Large (term expires December 31, 2027)
Don Wyatt, serving as Member at Large (term expires December 31, 2026)

Also Present:

Bridget White, Community Manager, Association Management, Inc. (AMI)

3. PUBLIC FORUM

All Windermere homeowners are invited to participate in the monthly Board of Directors meetings where they can share their concerns or ask questions to either the Board or management company. Homeowners can obtain their meeting credentials by contacting Bridget White, Community Manager, Association Management, Inc., at (317) 915-0400 option 5. Meeting login information is also available to homeowners after logging in to their account at www.windermerefishers.com. Look for “Recurring Monthly BOD Meeting Details” link under “Active Resources” on the landing page after logging in.

Two homeowners, Steve Manka (Crosswinds) and Mark Groff (Woods Edge), participated in this month’s public forum. The topics of their questions and concerns include yard lamp violations, mailbox violations, street parking (especially when blind spots are created on curves), rental restrictions, property tax and school referendums.

4. APPROVAL OF THE MARCH 16, 2026 MEETING MINUTES

The March 16, 2026, meeting minutes were distributed, reviewed and approved prior to the April 20, 2026, meeting.

5. TREASURER REPORT

Treasurer Bev Jackson reported that as of April 1, 2026, unpaid Windermere HOA assessments, legal fees and late fees are more than \$23,000.

The 2026 Reserve Budget is expected to be finalized shortly.

Windermere financial information is available to homeowners by request.

Addition work will be done to better identify spending by their proper account number.

6. COVENANTS / BY-LAW AMENDMENT

President Greg Estell reported that Windermere's nine neighborhoods were briefed Saturday and Sunday (April 18-19, 2026) on both the requirement of having neighborhood committees and how they contribute to maintaining and improving Windermere. Election ballots for the neighborhood committees are expected to be mailed the last week in April.

The budget for this effort is \$20,000 and was approved by the Board. To date, \$11,400 has been expended.

7. WINDERMERE SWIMMING POOL

Pool Committee Chairperson Don Wyatt reported that revenue from early bird pool memberships is \$14,296. Homeowners can purchase a 2026 pool membership at a reduced price through April 30, 2026.

The new pool heater, which the Board previously approved, is on order. Refurbishment of the pool lounge chairs, which the Board previously approved, is in process. Tables for the pool area, which the Board previously approved, are on order.

B.J. Mechanical was awarded a contract for installation of the new pool heater.

Amerifence was awarded a contract to remove the existing fence and install a new fence around the new pool heater.

AXA Commercial Services was approved by the Board to be awarded a contract to refurbish the metal pedestal / base of the swimming pool diving board.

The 2026 Pool Membership cards will display the "America 250" logo.

8. LANDSCAPE / POND CARE

Encore Landscape was approved by the Board to be awarded a contract to place rip rap on two of the Windermere ponds and provide bank stabilization and erosion prevention for a third Windermere Pond.

Encore Landscape was awarded a contract for beautification of the 106th Street entrance to Windermere. This project had been submitted to the City of Fishers under their 2026 Fishers Neighborhood Vibrancy Grant. Unfortunately, this project was not selected due to the overwhelming number of requests and limited available funds.

9. NEXT MEETING

The next monthly meeting is to be held virtually on May 18, 2026.

The board meeting adjourned at 9:10 PM.

These minutes were submitted to the Board of Directors for approval prior to the next meeting.

Robert Ware
Secretary
April 20, 2026