



**CITY OF BELLE ISLE  
NEIGHBORHOOD PRIDE GRANTS  
Grant Application**

Submit the original application and any attachments to the City of Belle Isle, 1600 Nela Avenue, Belle Isle, FL 32809. Grants will be awarded by the district City Council Commissioner on a first-come, first-served basis.

PLEASE PRINT

**Applicant Contact Information**

Applicant Organization Name:

Windsor Place Homeowners Assoc. Inc.

Project Contact Name:

René Rodon

Mailing Address:

3531 Edlingham Court

Belle Isle, FL

32812

City, State

Zip

Daytime Phone:

407.399.5803

Evening Phone: Same

Email:

renorodon@phoa@gmail.com

**ALTERNATIVE CONTACT INFORMATION**

Alternate Contact Name:

Louise Dutton

Daytime Phone:

321-663-6152

Evening Phone: Same

Email:

louised@phoa@gmail.com

**GRANT INFORMATION**

Type of Project — Please select all that apply:

- Landscaping
- Reader Board Sign
- Ground Lighting
- Wall/Fence pressure washing and or painting
- Irrigation "Repairs"
- Total amount of project: \$16,575.00
- Grant amount requested: \$8,287.50
- Neighborhood participation amount (remainder of invoice) \$8,287.50

- Fountains
- Other (please explain) \*
- Project Street Address or Nearest Intersection:  
5321 Hanford Circle

\*Tennis Court Resurfacing and Restoring Grading around Court to original design + intent

## PROJECT INFORMATION

Please provide the answers to the following questions.

1. **Description of the Project.** This summary should provide an overview of the entire project, including what improvements will be constructed, installed, or applied. Remember to demonstrate the need for the project.

See attachment 1

2. **State the location and land ownership of the proposed project** - Is the project on public property? (Right-of-way use agreement/permit will be required.) Please state the exact location of the project, including an address or cross streets.

See attachment 1

3. Attach 2-5 photos, and include a brief description of each photo. Please also provide the original color photos.

See attachment 1

4. Project Maintenance: Describe how the property has been maintained in the past, how the project will be maintained, and by whom after completion.

See attachment 1

5. **Describe why this project is important to the community.** Provide a brief summary of how the project will enhance the quality of life in the community. How will this project empower your organization to work together to accomplish common goals and objectives? (i.e., to improve neighborhood communication and participation).

See attachment 1

## BING TEAM ROSTER

Each organization is required to have at least a 3-to 5-member team that will help plan and implement its community project. Team members must sign the roster as part of the grant application and indicate their role/responsibility on the team.

PRINT NAME & SIGNATURE	ADDRESS/PHONE/EMAIL	ROLE/RESPONSIBILITY
Print <u>René Rodon</u> Signature <u>Rene M Rodon</u>	3531 Edlington Ct rene.m.rodon@phdmail.com 407.399.5803	Project manager; oversee project to completion; meet w/ vendors to obtain bids; discuss bids w/ HoA board; prepare application
Print <u>Louise Dutton</u> Signature <u>Louise Dutton</u>	5464 Chiswick Cr. louise.dutton@gmail.com 321.663.6152	Assistant Project Manager. Help Project Manager, review application + meet w/ homeowners
Print <u>Devon Haenschmeyer</u> Signature <u>Devon Haenschmeyer</u>	5386 Chiswick Cr. devon.haenschmeyer@gmail.com 407.721.6894	Communication Manager. Survey homeowners to determine homeowner interest + meet w/ homeowners
Print		
Signature		
Print		
Signature		

**SUGGESTED TEAM ROLES:** **PROJECT MANAGER** — Team Captain. Responsible for leading projects and getting a group consensus on which project the group wants to pursue. **ASST PROJECT MANAGER** — Co-Captain. Will work in concert with the project manager and assist in obtaining a quote(s) once the project idea has been decided upon. This position can also serve as the "Fund Watcher" monitoring project expenses. **APPLICATION WRITER** — will work with the project manager in organizing and developing the BING application and submitting the final report and pictures upon completion of the project.

**BELLE ISLE NEIGHBORHOOD GRANTS (BING)**

<b>BUDGET AND GRANT REQUEST</b>		
NAME OF BUSINESS	TOTAL COST	DESCRIPTION OF SERVICES
Element Service Solutions	\$13,088.00	Restore grading outside court to original design intent of a lower level and replace soil. Prevents back wash and allows water to seep into ground.
Nidy Sports	\$13,475.00	Sand surface, patch + repair cracks, apply armour repair system, apply acrylic resurfacer and color coating, paint regulation tennis and pickleball lines, and install a new net.
<b>TOTAL AMOUNT OF PROJECT</b>	<b>\$16,575.00</b>	
<b>GRANT AMOUNT REQUESTED</b>	<b>\$8,287.00</b>	
<b>NEIGHBORHOOD PARTICIPATION AMOUNT (REMAINDER OF INVOICE)</b>	<b>\$8,287.00</b>	

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## VENDOR ACKNOWLEDGEMENT FORM

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Your company is bidding to be selected to perform services for a neighborhood organization as part of the Belle Isle Neighborhood Grant (BING).

Please read this acknowledgment in its entirety before proceeding with any activity. By the below form, you are accepting the terms set forth:

- Please attach proof of insurance for workman compensation (waiver of subrogation), Commercial General Liability, and Business Automobile Liability policies with the submission of your quote. (see *attached sample*)
- You acknowledge that you will comply with all vendor requirements.
- You are not to start any work on the proposed project until you have been granted permission by The City of Belle Isle.
- The quote provided by your organization should include all costs associated with completing this project, i.e. — labor, material, permitting, engineering and design.
- You understand that if you are completing work that requires permitting, you must be a Belle Isle registered contractor. There is no cost associated with this process.
- You understand that the City of Belle Isle will not be responsible for costs exceeding the amount on the original quote.
- You are aware that the project must be completed within 45 days of approval of the Project.
- If your services or costs have changed or the project is delayed, the City of Belle Isle must be contacted immediately.
- Upon project completion, you are to invoice the City of Belle Isle with the exact products/services identified on the original quote. Any deviation may result in a loss of payment.

Element Service Solutions, Inc.

Company Name

Justin C. Reviczky

Print Name

Signature: 

Title: President

Date: 11/06/2025



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/6/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER

Insurance Solutions of America  
925 West State Road 434, Ste 201  
Winter Springs FL 32708

CONTACT  
NAME

PHONE  
(A/C. No. Ext): 407-332-0033

FAX  
(A/C. No): 407-332-0030

E-MAIL  
ADDRESS: certs@isolutionsfl.com

INSURER(S) AFFORDING COVERAGE

NAIC #

INSURER A: Technology Insurance Company

42376

INSURER B: Scottsdale Insurance Company

41297

INSURER C: Gotham Insurance Company

25569

INSURER D: Ascendant Commercial Insurance Incorporated

13683

INSURER E:

INSURER F:

INSURED

Element Service Solutions, Inc.  
2811 West State Road 434  
Longwood FL 32779

ELEMSE-01

COVERAGES

CERTIFICATE NUMBER: 362954611

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD INSD WVD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			GL202400021386	5/1/2025	5/1/2026	EACH OCCURRENCE	\$ 1,000,000	
							DAMAGE TO RENTED PREMISES (Ex occurrence)	\$ 100,000	
							MED EXP (Any one person)	\$ 5,000	
							PERSONAL & ADV INJURY	\$ 1,000,000	
							GENERAL AGGREGATE	\$ 2,000,000	
							PRODUCTS - COMP/OP AGG	\$ 2,000,000	
								\$	
	GENL AGGREGATE LIMIT APPLIES PER:								
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC OTHER								
D	AUTOMOBILE LIABILITY			CA-72511-0	6/22/2025	6/22/2026	COMBINED SINGLE LIMIT (Ex accident)	\$ 1,000,000	
	ANY AUTO						BODILY INJURY (Per person)	\$	
	OWNED AUTOS ONLY	<input checked="" type="checkbox"/>	SCHEDULED AUTOS				BODILY INJURY (Per accident)	\$	
	Hired AUTOS ONLY	<input checked="" type="checkbox"/>	NON-OWNED AUTOS ONLY				PROPERTY DAMAGE (Per accident)	\$	
								\$	
B	UMBRELLA LIAB	<input checked="" type="checkbox"/>	OCCUR	CXS4050466	5/1/2025	5/1/2026	EACH OCCURRENCE	\$ 1,000,000	
	EXCESS LIAB		CLAIMS-MADE				AGGREGATE	\$ 1,000,000	
	DED		RETENTION \$					\$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	<input type="checkbox"/> Y/N	N/A	TWC4584531	4/27/2025	4/27/2026	<input checked="" type="checkbox"/> PER STATUTE  <input checked="" type="checkbox"/> E.L. EACH ACCIDENT  <input checked="" type="checkbox"/> E.L. DISEASE - EA EMPLOYEE  <input checked="" type="checkbox"/> E.L. DISEASE - POLICY LIMIT	\$ 1,000,000 \$ 1,000,000 \$ 1,000,000	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)								
	If yes, describe under DESCRIPTION OF OPERATIONS below								

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Certificate is subject to all policy limits, conditions and exclusions.

CERTIFICATE HOLDER

Windsor Place HOA  
2180 W. State Road 434  
Suite 5000  
Longwood FL 32779

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE  
THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN  
ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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2811 W. State Road 434 407-744-9122  
Longwood, FL 32779 elementbiz.com

Proposal #10883

Created: 09/16/2025

From: Gary Reviczky

Proposal For

Windsor Place HOA

2180 W State Rd 434  
Suite 5000  
Longwood, FL 32779

Location

5309 Hawford Cir  
Belle Isle, FL 32812

Construct Swale at Tennis court

Terms

Net 30

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
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Drainage

SITUATION:

The sod along the front edge of the tennis court has grown up so that it is higher in elevation than the tennis court surface.

Proposed Scope of Work:

- 1 Remove 1300 SF of sod then dispose of off site.
- 2 Re grade the side of the tennis court to form a 6" deep swale the length of the court and on towards the brick wall. (The net depth of the swale will be 4" after the new sod is installed).
3. Install 1300 SF of St Augustine Sod to cover the new swale.

NOTE:

This work is designed to allow the ground to absorb the water run off from the tennis court.

During high volume rain events or when the ground gets saturated there may still be standing water on the court temporarily.

Quote includes skid steer loader, materials, labor, and sales taxes.

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Client Notes

Terms: 50% deposit with the signed agreement then the balance upon completion.

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2811 W. State Road 434  
Longwood, FL 32779

Proposal #10883

Created: 09/16/2025

From: Gary Reviczky

**TERMS & CONDITIONS:** Element Service Solutions, Inc. (ESS) agrees to supply labor and materials as specified above to complete the job as described. Any changes requested by the customer will require a written change order to be completed and agreed to by both parties. Pricing is only valid for 30 days from date of proposal, proposals not accepted within 30 days may need to be re-quoted. Permit fees and governmental fees cost are only included as an estimate or allowance, customer is responsible for paying the actual costs, plus a markup to ESS of 25%. If payment of any sum is not made when and as due under this Proposal. Buyer shall pay interest on such delinquent sums at the rate of 1.50% per month or, the highest contract rate allowed under applicable law. If following Buyer's default Seller refers this account to an attorney for collection, Buyer agrees to pay all attorney's fees incurred by Seller whether or not a lawsuit for collection is instituted, and all other costs of collection and litigation.

**Normal Working Hours:** Unless otherwise specified in this proposal, we will provide service during our normal working hours of Monday - Friday, 7:30am - 4:30pm.

Customer requirements for work performance outside of normal working hours will incur overtime labor rates of 1.5x normal hourly rate, and additional mobilization charges.

**Photo/Video Release:** ESS may take photo's and/or video of customers project to be used in ESS marketing & advertising materials.

**Material Matching:** There is no guarantee that replacement materials (brick, concrete, paint, wall/ceiling texture, wood, stucco, etc.) will match existing color, texture, sheen, grain, patina, or appearance.

**Damage:** ESS is not responsible, and customer agrees to hold ESS harmless, for damage caused to underground utilities, cable lines, underground irrigation pipe/components, etc. and to any undisclosed property or systems. Damage to ESS property, including tools and vehicles, that is the result of undisclosed conditions will be the responsibility of the customer.

**Cancellation:** In the event Buyer cancels this Proposal after the Seller has commenced Work, Buyer shall forfeit the amount of the down payment given to Seller at the time of the execution of this Proposal, and in addition, shall pay to the Seller such proportion of the total Proposal Price as the amount of Work bears to the total amount of Work agreed upon to be furnished under this Proposal, plus a sum equal to 25% of the total Proposal Price as liquidated damages, which amount is to be paid within 30 days from the date of such cancellation. It is agreed that this Proposal shall be governed by, construed and enforced in accordance with the laws of the state of Florida, County of Seminole.

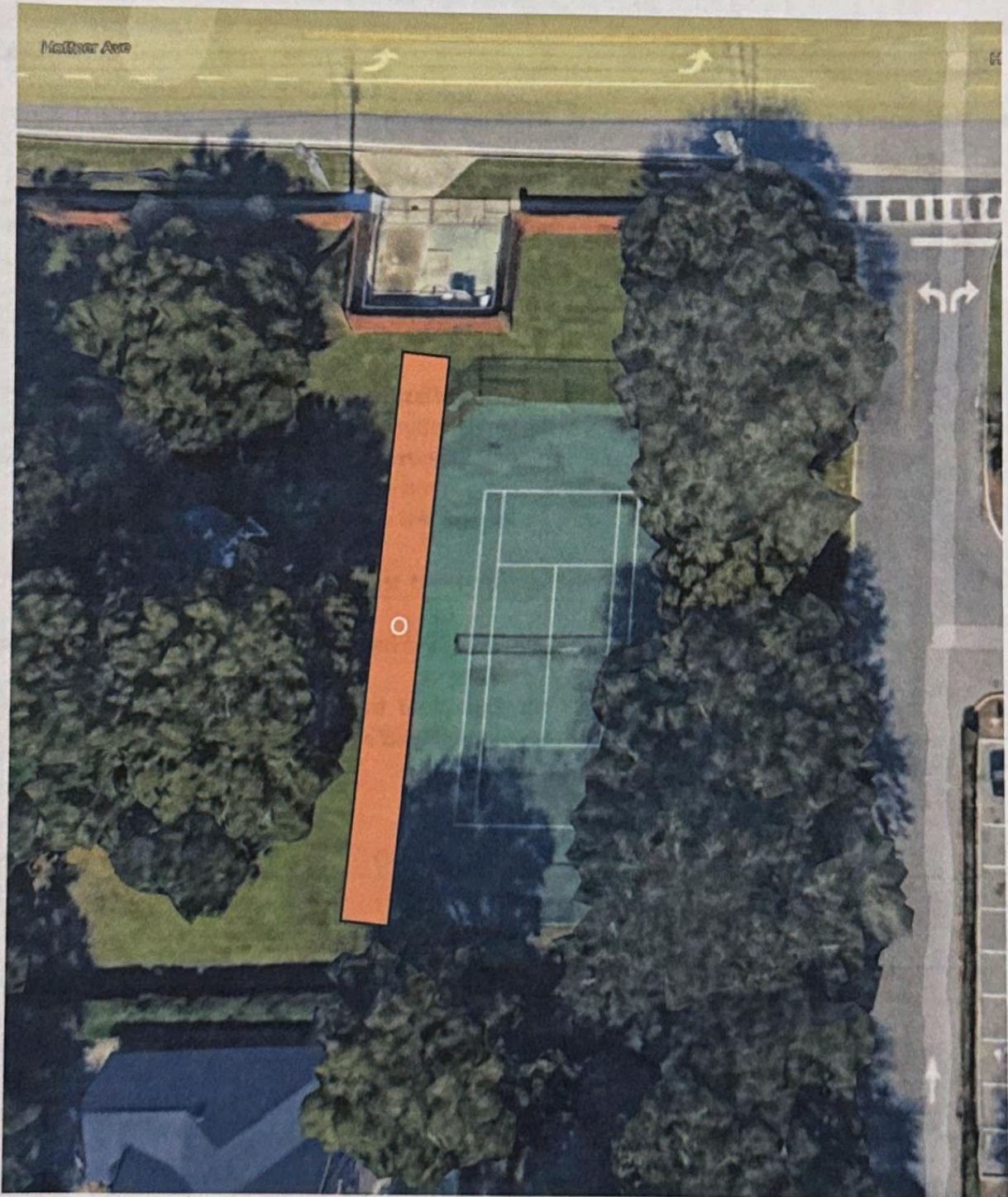
Signature

x

Date:

Please sign here to accept the terms and conditions

SUBTOTAL	\$ 3,088.00
TOTAL	\$ 3,088.00



Orange bar shows location of the proposed swale 10' x 130'

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## VENDOR ACKNOWLEDGEMENT FORM

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Your company is bidding to be selected to perform services for a neighborhood organization as part of the Belle Isle Neighborhood Grant (BING).

Please read this acknowledgment in its entirety before proceeding with any activity. By the below form, you are accepting the terms set forth:

- Please attach proof of insurance for workman compensation (waiver of subrogation), Commercial General Liability, and Business Automobile Liability policies with the submission of your quote. (see attached sample)
- You acknowledge that you will comply with all vendor requirements.
- You are not to start any work on the proposed project until you have been granted permission by The City of Belle Isle.
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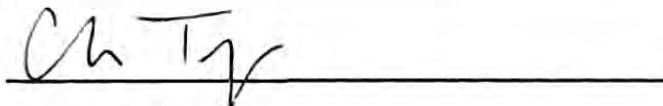
Nidy Sports Construction Company, LLC

Company Name

Christopher Tappan

Print Name

Signature:



Title:

General Manager

Date:

11/10/2025



## CERTIFICATE OF LIABILITY INSURANCE

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PRODUCER	CONTACT NAME
Schauer Group, Inc. 200 Market Ave. N Suite 100 Canton, OH 44702	PHONE (A/C, No, Ext): (330) 453-7721
	FAX (A/C, No): (330) 453-4911
	E-MAIL ADDRESS: insure@schauergroup.com
	INSURER(S) AFFORDING COVERAGE
	INSURER A: Continental Casualty (CNA) NAIC # 20443
INSURED	INSURER B:
The Nidy Sports Construction Company, LLC 751 General Hutchison Pkwy Longwood, FL 32750	INSURER C:
	INSURER D:
	INSURER E:
	INSURER F:

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS							
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR		6079758569	12/31/2024	12/31/2025	EACH OCCURRENCE	\$ 1,000,000
						DAMAGE TO RENTED PREMISES (EA occurrence)	\$ 100,000
						MED EXP (Any one person)	\$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC					PERSONAL & ADV INJURY	\$ 1,000,000
	OTHER					GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COMP/OP AGG	\$ 2,000,000
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		6079758555	12/31/2024	12/31/2025	COMBINED SINGLE LIMIT (EA accident)	\$ 1,000,000
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
A	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE		7036373811	12/31/2024	12/31/2025	EACH OCCURRENCE	\$ 10,000,000
						AGGREGATE	\$ 10,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N/A	6072737442	12/31/2024	12/31/2025	X PER STATUTE	OTHE
						EL EACH ACCIDENT	\$ 1,000,000
						EL DISEASE - EA EMPLOYEE	\$ 1,000,000
						EL DISEASE - POLICY LIMIT	\$ 1,000,000
A	Installation Floater		6076135716	12/31/2024	12/31/2025	Limit	\$ 530,000
A	Equipment Floater		6076135716	12/31/2024	12/31/2025	Leased/Rented	\$ 550,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
The Workers Compensation Policy applies to the states of FL, GA, IN, KY, MD, MI, NV, NC, PA, SC, VA, WV

## CERTIFICATE HOLDER

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



## TENNIS PROPOSAL

Submitted To:

September 3, 2025

Windsor HOA  
5221 Hawford Circle  
Belle Isle, FL 32812

*Payment to be upon completion. Price subject to change after 30 days. Our Base Price to furnish materials and labor as outlined:*

**One Tennis Court with One Pickleball Court Lines: \$13,475.00**

### SCOPE OF WORK:

- 1) Machine sand surface of court.
- 2) Patch large open cracks 1/16" or larger with acrylic patch mix.
- 3) Apply approx. 150 LF of armour crack repair system.
- 4) Flood courts and patch any areas holding water per ASBA and USTA guidelines.
- 5) Apply one (1) coat of Acrylic Resurfacer over the entire surface of the court.
- 6) Apply two (2) coats of Color Coating over the entire surface of the court.
  - a. Inbounds Color: Competition Blue
  - b. Outbounds Color: Competition Green
- 7) Paint regulation tennis court markings with white textured line paint.
- 8) Paint one (1) regulation pickleball court on one tennis court with Yellow textured paint
- 9) Furnish and install one complete set of green tennis posts.
- 10) Furnish and install one (1) new tennis net.

### NOTES:

- 1) It is recommended owner should spray insects and vegetation on or around courts two weeks prior to work commencement.
- 2) Water must be allowed to drain from court surface. Do not block water flow on side of court with grass or landscaping.
- 3) Owner to provide suitable access for equipment, water, and electric as required.
- 4) Should owner request additional material applied or other work performed to the surface of court which is not outlined above, it will be at an extra cost.

### CRACKS IN TENNIS COURTS:

It should be noted that as your tennis court ages, it will develop cracks. After resurfacing, new cracks may appear and repaired cracks will reappear. Cracks develop in tennis courts for various reasons with the most common being:

- 1) Constant expansion and contraction of more than 7,000 square feet of surface per court in response to constant fluctuations in ambient temperatures. These daily fluctuations are often greatest in winter.
- 2) Loss of flexibility of the asphalt as it ages and loses the oils used in the manufacturing process.
- 3) Changes in subsurface stability reflecting through the court surface.

Nidy does NOT provide any written or implied guarantee of tennis courts being free from existing or new cracks; thus, cannot and does not warrant against new cracks appearing or old cracks reappearing after the court has been resurfaced.

**Estimator: Tavie Wilson**

**WARRANTY:**

Color Coating is warranted against any excessive fading for a period of one year from application. Surface is warranted against peeling and flaking for a period of one year from application. Problems from normal wear, vandalism, and improper care are excluded.

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Authorized Signature

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Total Dollar Amount Authorized

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Date



## PROJECT INFORMATION SHEET

**\*\*COMPLETED FORM MUST ACCOMPANY SIGNED CONTRACT/PROPOSAL\*\***

**Owner Name and Physical Address:**

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**Project Name and Physical Site Address:**

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---

**Billing Name and Address:**

---

---

---

**Email:**

---

**Project Manager's Contact Name, Phone & Email Address:**

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_



CITY OF BELLE ISLE  
NEIGHBORHOOD PRIDE GRANTS

Grant Application

FINAL REPORT FORM

To be submitted within 48 hours of completion of the project.  
Please include pictures and the final invoice to the City of Belle Isle.

Neighborhood Association

Windsor Place Homeowners Assoc., Inc.

GRANT TYPE (CHOOSE ONE)

- Wall Repair
- Mini-Grant
- Fountain
- Capital Improvement
- Entranceway
- Other, explain
- Sign Grant
- Landscaping
- Resurface Tennis Court +  
Restore Grading
- Around Court +  
Replace Sod

PROJECT COMPONENT

Vendor: \_\_\_\_\_

Work Accomplished by Vendor: \_\_\_\_\_

EXPENDITURES

Products/Services Received

Cost

VOLUNTEER HOURS

If residents are providing physical assistance or using their personal time to help complete the project, price details and hours worked will be provided. Examples include working on the application, asking for estimates, meeting vendors, preparing the site, and site maintenance.

VOLUNTEER WORK	PERSON'S NAME	TOTAL HOURS
Meet w/ Vendors + bank owners; Research + prepare application	Rene Rodon	40 hrs
Meet w/ homeowners, assist w/ surveys + application	Louise Dutton	25 hrs
Prepare surveys + articles; compile survey results	Devon Hoernschemeyer	25 hrs
Meet w/ homeowners + assist w/ application		

Add an additional sheet if needed.

FINAL REPORT FORM - cont'd

Neighborhood Association

Windsor Place Homeowners Assoc. Inc

Describe the extent to which the original objective of the grant has been achieved.

The original objective of the grant was to help the neighborhood association to maintain and improve the park in the neighborhood. The park is a community gathering place and a great place for children to play and for adults to relax.

Since the grant was received, the park has been improved with new playground equipment and a new picnic area. The park is now a great place for the community to gather and enjoy.

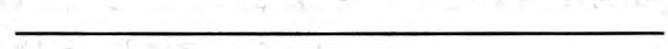
Any additional comments regarding the grant?

The park was built in 1990. The neighborhood association has maintained the park, including, mowing, planting, and maintenance, for several years. Several areas where

Print Name:

Rene M. Rodon

Signature:



Date:



## BING GRANT APPLICATION – WINDSOR PLACE HOA

### ATTACHMENT I

#### Project Information:

1. **Description of Project:** Windsor Place is located near the intersection of Conway Road and Hoffner Avenue. There are two entrances to the subdivision: one off Conway Road and one off Hoffner Avenue. The subdivision is one of the premier neighborhoods in the City of Belle Isle with 152 homes and a neighborhood tennis court and playground.

Windsor Place would like to resurface our existing tennis court, install a new net, and add pickleball lines within the existing court. We would also like to restore the west side grading outside the court to the original design and intent of a lower level to prevent backwash onto the court when it rains. This will allow the water to run off the court and be absorbed into the ground around the court.

The tennis court was built in 1993. The HOA Board of Directors has ensured that the court has been maintained, to include cleaning, repairing cracks, replacing the net and repainting lines. The court currently has numerous deep cracks, several areas where the surface has deteriorated, and a weathered net. Additionally, the dirt and sod around the court has gradually become higher than the court over the years. This has resulted in water and dirt to backwash onto the court during heavy rains causing puddling that damages the court.

After consulting with various vendors, we have determined it's necessary to repair and resurface the court and restore the grading outside the court to the original design and intent of a lower level, allowing the water to run off and be absorbed into the ground around the court. The HOA Board of Directors also surveyed the homeowners to gauge their interest in court activities. This resulted in the decision to add pickleball lines within the existing court.

Our tennis court area is an important amenity for our homeowners, and a unique selling feature for prospective home buyers. It's a gathering place for families, neighbors, and guests, which builds a stronger community and supports a healthy lifestyle. Once the court is revitalized, we believe it will be even more appealing and will have a positive impact on property values in Windsor Place and the City of Belle Isle as a whole.

Our project will be completed in two phases. Phase 1 will include restoring the grading around the outside of the court to the original intent at a level below the court and replacing the sod. Phase 2 will be to repair and resurface the existing court, replace the net, and add regulation tennis and pickleball lines to the court.

**2. State the location and ownership of the proposed project:**

The Windsor Place tennis court is located at 5321 Hawford Circle, Belle Isle, FL  
(see diagram Attachment II)

**3. Attach 2- 5 photos and include a brief description. (see Attachment III)**

**4. Project Maintenance: Describe how the property has been maintained in the past, and how the project will be maintained and by whom after it is completed:**

The Windsor Place HOA Board of Directors is responsible for ensuring the maintenance of the tennis court, which has included cleaning, repairing cracks, restriping, and replacing the net. The HOA Board of Directors and Property Management Company conduct regular checks of the court. The HOA Board of Directors has a budget for routine maintenance of the court.

**5. Describe why this project is important to the community: Provide a brief summary of how the project will enhance the quality of life in the community. How will this project empower your organization to work together to accomplish common goals and objectives? (i.e. to improve neighborhood communication and participation).**

Our tennis court area is an important and valuable amenity for the Windsor Place homeowners, and a unique selling feature for prospective home buyers. The tennis court, playground and picnic area is a gathering place for families, neighbors, and guests, which builds a stronger community, and encourages and supports a healthy lifestyle. Once the court is revitalized, we believe it will be even more appealing and will have a positive impact on property values in Windsor Place and the City of Belle Isle.

BING GRANT APPLICATION – WINDSOR PLACE HOA

ATTACHMENT II

Map / Diagram of Project



## BING GRANT APPLICATION – WINDSOR PLACE HOA

### ATTACHMENT III

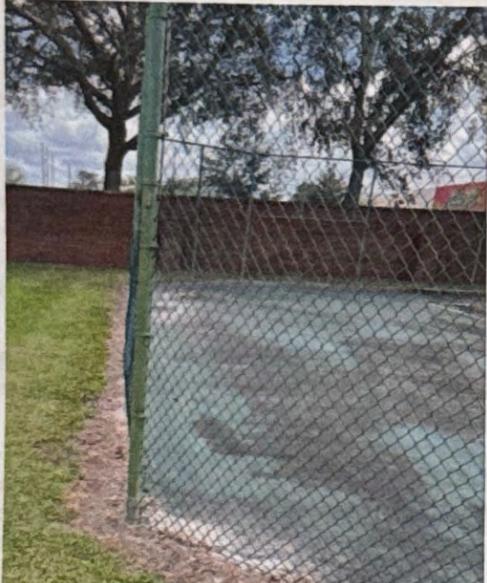
#### Photos of Project Area

**Tennis court showing cracks, deteriorating surface, net, and areas that get backwash**

Steve Reckin, Steven Schuman, Louise Dickey and Devon Henningsen

Chairman

Community Association Manager



Approved 2002 Backwash Cr - Driveway replacement, 2003 Backwash Cr - Roof replacement

Approved 2004 Backwash Cr - Driveway repair for 2005.



Approved 2005 Backwash Cr - Driveway repair for 2006.

Approved 2006 Backwash Cr - Driveway repair for 2007.

**WINDSOR PLACE HOA  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, SEPTEMBER 10, 2025-6:00 P.M.  
BELLE ISLE CITY HALL, 1600 NELA AVE, BELLE ISLE**

## MEETING MINUTES

**Attendees:** Rene Rodon, Steven Brennan, Louise Dutton and Devon Hoernschemeyer  
Alex Burnett, Absent  
Paula Butler, Senior Community Association Manager  
Several Homeowners

Rene Rodon called the meeting to order at 6:00 p.m.

**Introduction of Guest Police Chief Travis Grimm:** Police Chief Travis Grimm gave a report on the crime statistics in Belle Isle. He stated that he posts a report monthly on the Belle Isle web site. He reported that since Windsor Place has installed the cameras at both entrances, it has been very helpful to the police department tracking criminals that used to use Windsor to cut thru and avoid being caught. He answered homeowner's questions and it was very informative.

**Approval of the Meeting Minutes:** Rene Rodon motioned, Louise Dutton seconded, to approve the minutes of the July 31, 2025 meeting minutes as written. All were in favor and the motion carried.

**Treasurer's Report:** As of August 2025, the operating account has a balance of \$33,851.39. In the Money Market Reserves the balance is \$46,736.38. The total income for June was \$4,383.06 and expenses were \$4,296.08. The year-to-date deficit is \$(506.15). This is due to the purchase of the new cameras.

### Architectural Review:

Approved: 3509 Battersea Ct – Driveway replacement, 3613 Rothbury Ct – Roof replacement

**Manager's Report:** -See report for details.

### Unfinished Business

- A. Cable Agreement – Rene Rodon reported that the funds from Spectrum should be received by 11.5.25 in the amount of \$42,560.00.
- B. Wall Repairs – Rene Rodon reported that Element has the wall repair on their schedule for November after the hurricane season.
- C. Tennis Court Repairs – Rene Rodon provided a comparison of Coastal Courts - \$14,350.00 two-year warranty, Advantage Courts \$9,824.00 using 2 coats instead of filling cracks-1 year warranty, Nidy Courts - \$13,475.00 one-year warranty, Coastal Property Landscaping - \$19,650.00 – just resurfacing, painting tennis lines and net no pickle ball included and Varsity Courts was a no contact for bid at all. Louise made the motion to approval Coastal Courts, seconded by Rene Rodon. Vote never taken. Steve Brennan amended the motion to Nidy Courts provided they agree to two-year warranty, seconded by Rene Rodon. Vote was 4:4 in favor. Rene Rodon reported that the Association would be applying for an Orange County Grant or a Belle Isle City Grant and would use the funds from the tennis court and contingency reserves.
- D. 2026 Budget Approval – The 2026 Budget was presented with no increase in assessments with the annual assessments staying at \$346.00 for the year. Louise Dutton made the motion to approve the budget, seconded by Devon Hoernschemeyer. Vote was 4:4 in favor and the motion carried.
- E. Hoffner Property Association Update – Paula Butler reported that the manager for Hoffner Property Association sent an email stating that they were done with tree trimming and would not be removing the vines off the wall. A letter will be sent reminding them that they have an agreement to keep the vines clear of the wall and the invoice for 2025 will be included with that letter.

## New Business

- A. Replacement Glider – Status – Paula Butler reported that the company contacted about a replacement glider sent an email that they don't stock gliders because of the liability. They have not responded to the email inquiry on what can be purchased to replace the glider as it has a special hook up that you cannot use for a swing or similar. Paula will try to get an answer.
  - B. Miscellaneous: Rene Rodon thanked Devon for putting together the newsletter that is being done monthly. Rene Rodon reported that the city changed their policy for removing trees in the easements. The new policy is that the request has to be approved by the HOA and request can come from management, Board or Homeowner. The tree that the Bonanno's has requested be removed, a letter to request this will be sent to the city signed by the Bonanno's and the Board President. Louise Dutton reported that the Public Works department head offered to come to the next HOA meeting.

**Owners Forum:** 1.) Bill Bergman thanked the HOA for doing the poll and only doing the pickle ball and tennis ct. He suggested a door knob as apposed to the handle the being reached into to get the fence door unlocked. 2.) Joe Conville voiced his concerns about the noise level due to the use of tennis courts for pickle ball. Time restrictions were discussed.

**Adjournment:** With no other business to discuss, the meeting adjourned at 7:24 p.m.  
GM-03

GM-03  
08/2021

## Tennis Court Project (Court, Tree Trimming, & Drainage)

Tennis Court Bids:						
<u>Vendor</u>	<u>Resurfacing &amp; Tennis Lines</u>	<u>Enhanced Crack Repair</u>	<u>Tennis Net w/Adj. Center Strap</u>	<u>Pickleball Lines</u>	<u>1/2 Court Basketball</u>	<u>Other</u>
Coastal Courts	\$9,850	\$300	\$450	\$3,700	Portable PB net: \$1,500. Combination Tennis/PB Net: \$3,950	Portables (new or existing) cracks (new or 1 year) 1 year workmanship and material, excluding normal wear & tear, vandalism, cracks (new or existing) / PLUS 2 yr manufacturer warranty
					Cost: Tennis Resurfacing & Net: \$10,150 + \$450 PB = \$10,600 + \$3,750 EnhRepair = \$14,350 + \$3,700 optional Rite Way Repair	Cost: Tennis Resurfacing & Net: \$10,150 + \$450 PB = \$10,600 + \$3,750 EnhRepair = \$14,350 + \$3,700 optional Rite Way Repair

Advantage Courts	Tennis Court Cost W/ and Land Perma	\$6,984  \$1,540	\$350  \$1,540  \$3,200	\$950  \$350  N/A	\$6,339  \$950 PB = \$8,284 + \$1,540  EnhRepair = \$9,824 (basketball not included)	N/A  1 year workmanship and material, excluding normal wear & tear, vandalism, cracks (new or existing)  1 year workmanship and material, excluding normal wear & tear, vandalism, cracks (new or existing)	Cost: Tennis Resurfacing & Net: \$7,334 + \$950 PB = \$8,284 + \$1,540  EnhRepair = \$9,824 (basketball not included)
Nidy Courts	Cost Tree Trimming	\$1,500	\$1,500	\$1,500	\$13,475: Resurfacing, Tennis and Pickleball Lines, New Posts, and Tennis net with adjustable center strap	N/A	\$13,475
CPL (Coastal Property Landscaping)	Did not provide new bid after meeting and follow up				Provided bid to Alex in March 2025: \$19,650 included resurfacing, tennis lines and net	N/A	
Varsity Courts					Requested Bid, none provided	N/A	

WINDHAM VILLAGE VCA  
BOARD OF DIRECTORS MEETING  
THURSDAY, OCTOBER 19, 2023 6:00 P.M.  
VIRTUALLY VIA ZOOM TRAVIS

**MEETING MINUTES**

Attendees: René Roden, Alex Burnett, Louise Dutton and Devon Hoenschenmeyer  
Steven Brennan, Absent  
Paula Butler, Senior Community Association Manager  
Several Homeowners

Chairwoman called the meeting to order at 6:00 p.m.

Approved the Meeting Minutes: René Roden motioned, Alex Burnett seconded, to approve the minutes of the September 13, 2023 meeting minutes as written. All were in favor and the motion carried.

Report: As of September 2023, the operating account has a balance of \$29,970.07. In the same month the Reserve fund balance is \$47,039.20. The total income for the month was \$4,383.06 and the total expenses were \$3,395.99. The year-to-date surplus is \$430.92.

**Tree Trimming Bids**

<u>Vendor</u>	Tennis Court Oaks Along Wall and Island Palms	Oaks in Tennis Walkway/Picnic Table Area	<u>Overall Cost</u>
Southern Image	\$3,200	N/A	\$3,200
Castañada Tree Trimming	\$1,500	\$1,300	\$2,800

**Drainage Bids**

<u>Vendor</u>	<u>Overall Cost</u>
Southern Image	\$3,750
Element Service Solutions	

F. Hollner POA Wall Vines Removal – Rene Rodon reported that Southern Image, the company in charge of the removal, did not do a good job during their visit. Homeowners along all three walls were sent a reminder to make sure the vines from the homes exterior side are maintained so it does not get in such bad condition. Paula Butler has contacted the

**WINDSOR PLACE HOA  
BOARD OF DIRECTORS MEETING  
THURSDAY, OCTOBER 30, 2025-6:00 P.M.  
VIRTUAL USING TEAMS**

## MEETING MINUTES

**Attendees:** Rene Rodon, Alex Burnett, Louise Dutton and Devon Hoernschemeyer

Steven Brennan, Absent

Paula Butler, Senior Community Association Manager

Several Homeowners

Rene Rodon called the meeting to order at 6:00 p.m.

**Approval of the Meeting Minutes:** Rene Rodon motioned, Alex Burnett seconded, to approve the minutes of the September 10, 2025 meeting minutes as written. All were in favor and the motion carried.

**Treasurer's Report:** As of September 2025, the operating account has a balance of \$29,970.07. In the Money Market Reserves the balance is \$47,034.39. The total income for the month was \$4,383.06 and expenses were \$3,395.99. The year-to-date surplus is \$480.92.

### Architectural Review:

Approved: 5219 Chiswick Cir – Windows & Glass Door, 5296 Chiswick Cir – Paint, 3739 Rothbury Dr – Sliding Glass Dr Replacement.

**Manager's Report:** -See report for details.

### Unfinished Business

- A. Tree Vendor Choice – Rene Rodon provided a spreadsheet comparison on several projects being considered. She recommended West Tree's bid for \$3,200.00 because it includes the trees at the park and island palms. Alex Burnett made the motion to approve West Tree's bid for \$3,200.00, seconded by Louise Dutton. All were in favor and the motion carried.
- B. Tennis Court Drainage Vendor – Rene Rodon reported that she had spoken with the city about the project due to the grant and they have to approve the plans prior to the work being done. Three bids were obtained ranging from \$3,088 to \$12,330. Rene recommended Element Service Solution. Louise Dutton made the motion to accept Elements bid for \$3,088.00, seconded by Alex Burnett. All were in favor and the motion carried.
- C. Decide on Mulching at entrance and park (red) and playground (rubber) – Three bids were obtained for the playground mulch and one from the landscaper for the common area regular mulch. The bids for the rubber mulch ranged from \$900 to \$3,322. Louise Dutton made the motion to accept the bid from Southern Image for the red mulch at \$1800 and the rubber mulch done by Sentry Maintenance for \$900, seconded by Devon Hoernschemeyer. All were in favor and the motion carried.
- D. Grant Update – Rene Rodon reported that she will be writing the grant for the City of Belle Isle as the county will not fund a project that is not open to the public. The city has a 50/50 matching grant and the project has to begin 30 days after the grant is approved.
- E. Hoffner POA Tree Removal Update – Rene Rodon reported that the POA had finally taken down the dead tree.

## Estimate Comparisons (Tree Trimming, Draining of Tennis Court, Mulch and Pressure Washing)

- F. Hoffner POA Wall Vine Removal Update and Future Maintenance – Rene Rodon reported that Southern Image, the current landscaper had removed the vines during their weekly visit free of charge as a courtesy thanks to Louise Dutton speaking with them. Homeowner along all HOA walls were sent a reminder letter asking them to make sure the vines from the homeowner's side are maintained so it does not get in such bad condition. Paula Butler has contacted the POA asking that their landscaper keep the vines maintained on a weekly basis.
- G. Spectrum Signing Bonus Update – Rene Rodon reported that the funds from Spectrum should be received by 11.5.25 and that Paula Butler had emailed Steve Lowie with Telecom but had not yet heard back from him.
- H. Playset Repair Update – Paula Butler reported that Joel with J & J Maintenance Solutions was not getting a response from the manufacturer of the playset to get the hardware to be able to change the glider to an additional swing. Paula Butler asked Alex Burnett if he had any other sources to try.

## New Business

- A. Decide on Pressure Washing Sidewalks at Tennis Ct/Playground and entrances – Three bids were received ranging from \$800 to \$1,129.88. Rene Rodon recommended Westwood for \$900.00 as they included more sidewalks. Louise Dutton made the motion to approve the bid for \$900.00 from Westwood, seconded by Alex Burnett. All were in favor and the motion carried.
- B. Wall Repairs – Rene Rodon reported that Element has the wall repair on their schedule for December after the hurricane season.
- C. Tennis Ct Swale and Resurfacing schedule – The Board discussed the timing of the repairs and other projects at the tennis court area. The timing is as follows: Tree trimming, Swale installation, Resurfacing, Pressure Washing and Mulch. The Swale and Resurfacing may change with a conversation between the two vendors. The Tennis Court work will be sometime in January subject to the grant approval.

**Owners Forum:** 1.) John Otto asked about the wall and if he would be notified when the work would begin so he would know someone was on his property – Rene Rodon explained the work would be done from the other side. He also voiced his concerns about water draining into adjoining neighbors' yards from the drainage project at the tennis court. Rene Rodon explained the water will seep into the ground at the tennis court.

**Adjournment:** With no other business to discuss, the meeting adjourned at 6:46 p.m.

Vendor	Proposal Cost	Description
Westwood	\$800	Tennis Court sidewalks, entranceway sidewalks in front of signs (Hoffner and Conway), Westwood sidewalks, island, curbs, and road pavers, Ruthbury sidewalks to first house and island curbs and all storm drains in these areas
Reserve Guys	\$1,129.88 (\$800.00 3-yr agreement)	Tennis Court sidewalks, entranceway sidewalks in front of signs (Hoffner and Conway), Westwood sidewalks, island, curbs, and road pavers, Ruthbury sidewalks to first house and island curbs. Does not include storm drains
Andy's Pavers	\$800	Tennis Court sidewalks and curbs, Conway entrance island curbs and Ruthbury sidewalks and curbs to first house and Ruthbury entrance island curbs and Ruthbury sidewalks and curbs. Does not include entrances in front of signs as Hoffner and Conway

From: Devon Hoernschmidt

**Estimate Comparisons (Tree Trimming, Drainage at Tennis Court, Mulch and Pressure Washing)**

**Tree Trimming Bids**

<u>Vendor</u>	Tennis Court Oaks Along Wall and Island Palms	Oaks in Tennis Walkway/Picnic Table Area	<u>Overall Cost</u>	<u>Notes</u>
Southern Image	\$3,200	N/A	\$3,200	Doesn't include trees in the front of the playground/picnic area
West Tree		\$3,200 (all trees)	\$3,200	Includes all trees and island palms
Castañada Tree Trimming	\$1,500	\$1,300	\$2,800	Doesn't carry required worker's compensation insurance

**Drainage Bids**

<u>Vendor</u>	<u>Overall Cost</u>	<u>Notes</u>	
Southern Image	\$3,750	French Drain	
Lapin	\$12,330	Swale Drain	
Element Service Solutions	\$3,088	Swale Drain	

**Mulch Bids (Red at Entrances and around Trees at Park + Rubber under Play Set)**

<u>Vendor</u>	<u>Red</u>	<u>Rubber</u>	<u>Notes</u>
Southern Image	\$1,800	\$1,950	
Element Service Solutions	N/A	\$3,322	Rubber Mulch only
Sentry Maintenance	N/A	Approx \$900	Rubber Mulch only (buy at Home Depot / installed by Sentry Maintenance)

**Pressure Washing Bids (Tennis Court Sidewalks & Entranceways)**

<u>Vendor</u>	<u>Overall Cost</u>	<u>Notes</u>
Westwood	\$900	Tennis Court sidewalks, entranceway sidewalks in front of signs (Hoffner and Conway), Wandsworth sidewalks, island, curbs, and road pavers, Rothbury sidewalks to first house and island curbs and all storm drains in these areas
Pressure Guys	\$1,129.88 (\$903.90 3-yr agreement)	Tennis Court sidewalks, entranceway sidewalks in front of signs (Hoffner and Conway), Wandsworth sidewalks, island, curbs, and road pavers, Rothbury sidewalks to first house and island curbs. Does not include storm drains
Aqua blast	\$800	Tennis Court sidewalks and curbs, Conway entrance island curbs and Rothbury sidewalks and curbs to first house and Hoffner entrance island curbs and Rothbury sidewalks and curbs. Does not include sidewalks in front of signs on Hoffner and Conway

On Wed, Aug 27, 2025 at 7:16 PM Devon Hoernschmidt

From: Devon Hoernschemeyer  
devonh.wphoa@gmail.com  
Subject: Tennis Court Survey Results  
Date: Sep 4, 2025 at 7:15:17 PM  
To: Louise Dutton louised.wphoa@gmail.com  
Cc: Steve Brennan (sbrennanwphoa@gmail.com)  
sbrennanwphoa@gmail.com, Rene Rodon  
renerodonwphoa@gmail.com, ALEX BURNETT  
ALEXBURNETTWPHOA@gmail.com, Paula  
Butler pbutler@sentrymgt.com

Including the numbers Paula collected via email, here are the latest numbers from the 37 homes that have responded:

Sport	Votes
Tennis	20
Pickleball	28
Basketball	16
Shuffleboard	4
Hopscotch	6
Badminton	7
Foursquare	2
No preference	1
Dog Park	1

On Thu, Aug 28, 2025 at 8:03 AM Louise Dutton  
<[louised.wphoa@gmail.com](mailto:louised.wphoa@gmail.com)> wrote:

Devon, thank you for all your work on this project. Guess we will follow up on our next Board Meeting.

Louise Dutton

On Wed, Aug 27, 2025 at 7:16 PM Devon Hoernschemeyer



Hello neighbors! Your HOA Board of Directors has begun discussing the refurbishment and revitalization of the tennis court in our neighborhood's common space/playground, and we would appreciate your input. If we turn the court into a multi-activity space, which sports would you find valuable to have? (PS, if you know of neighbors not on Facebook, please feel free to share my email address with them so they can share their thoughts with me - devonh.wphoa@gmail.com) Thank you in advance.

Tennis



Pickleball



Half-court basketball



Four Square



Hopscotch

0% &gt;





Devon Hoernschemeyer

...

Admin Aug 16 ·

Hi neighbors! Please be on the lookout for this community newsletter hanging on your doors this weekend. We're casting a wider net for feedback about the tennis court so even if you already responded to the facebook poll please help us create a paper trail by filling out the survey in the newsletter.

Plus, my goal as your HOA Board Secretary is to circulate issues of this newsletter on a more regular cadence via our email distribution list, so if you haven't done so already, please add your email and consent to contact to our list. More information about how to do that is also in this month's printed newsletter.

Finally if you have suggestions, content ideas or tidbits to share in upcoming newsletter issues, please let me know. I consider this endeavor a work in progress. Thank you in advance for your feedback!



Home



Friends



Reels



Marketplace



Notifications



Menu

9+

August 2025

# WINDSOR PLACE NEWS

## TENNIS COURT MAKEOVER

Hello neighbors! Your HOA Board of Directors is beginning to discuss the revitalization of our neighborhood's tennis court, and we would appreciate your input. (Even if you're already voted on the Facebook poll—thank you for that—please provide your input again here, so we have it on paper.)

**As part of the renovation process, if we transform the tennis court into a multi-activity space, which sport(s) would you find valuable to have?**

- |                                      |                                       |  |
|--------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> Tennis      | <input type="checkbox"/> Pickleball   | <input type="checkbox"/> Half-court Basketball |
| <input type="checkbox"/> Four square | <input type="checkbox"/> Hopscotch    | <input type="checkbox"/> Shuffleboard          |
| <input type="checkbox"/> Badminton   | <input type="checkbox"/> Other: _____ |  |

**PLEASE RETURN THIS SURVEY AS SOON AS POSSIBLE**

**By snail mail:**

Paula Butler  
2180 W State Rd 434  
Ste 5000  
Longwood, FL, 32779

**By email:**

Scan or take a picture  
and email it to:  
[pbutler@sentrymgt.com](mailto:pbutler@sentrymgt.com)

**By hand delivery:**

Devon Hoernschemeyer  
5386 Chiswick Cir  
(Please wedge it in the front  
door if no one is home)

## EMAIL COMMUNICATIONS

To help us keep you informed with timely updates, please make sure we have your email address and that you've opted in to receive emails from the Windsor Place Homeowners Association. Due to privacy rules, we need your permission before we can use your email for official communications. Without your consent, we can't add you to our email list.

**To opt in to electronic communications, or check your list status, please provide your preferred email address and 'permission' to Paula Butler at [pbutler@sentrymgt.com](mailto:pbutler@sentrymgt.com). Or log onto the Sentry CommunityPro® PORTAL and update your My Profile.**

## MARK YOUR CALENDAR

Our next HOA meeting is  
**Wednesday,  
September 10  
at 6:00 pm**

We'll be meeting at  
**Belle Isle City Hall  
1600 Nela Ave,  
Orlando, FL 32809**

# WINDSOR PLACE NEWS

## UPCOMING HOA BOARD MEETING

Join us to hear from the Belle Isle Police Chief Travis Grimm about safety in the city and the impact our new camera system has had on crime in the area.

The board will also discuss next year's budget.



### WHEN:

Wednesday, September 10 at 6:00 p.m.



### WHERE:

Belle Isle City Hall, 1600 Nela Ave.

## HOA BOARD OF DIRECTORS

- Rene Rodon
- Steve Brennan
- Louise Dutton
- Alex Burnett
- Devon H

## Property Manager

Paula Butler

[pbutler@sentrymgt.com](mailto:pbutler@sentrymgt.com)

## 📸 FLOCK SAFETY CAMERAS

Under the previous Board new security cameras were installed at both of our neighborhood entrances, as well as the tennis court area. The Flock Safety cameras are solar powered and cellular based, provide enhanced clarity, and are part of law enforcement's network of security cameras. Belle Isle police receive real time alerts and have immediate access to the camera feed. This system cost \$11,500 and a grant of \$5,950 from Belle Isle contributed to this expense. Next year's on-going cost for the cameras will be \$11,150.

## ☒ LANDSCAPING

A new landscaper, Southern Image, has recently been hired. Homeowners will see improvements at the tennis/playground area, as well as the neighborhood entrances.

## REMINDER

Now is the best time to clean up and clear away all yard debris as hurricane season enters its most active time of the year.

## ☒ BOUNDARY WALL REPAIR

After gathering cost estimates, the board voted to use Element Service Solutions to repair to the Hoffner and Hawford walls for \$4,2682.00. This repair work will be done in November.

Bids were also submitted by Masonry Works for \$4,340.00, Florida Concrete Enterprises for \$6,800.00, and Rock Solid Masonry for \$15,500.00.

## □ NON-BULK AGREEMENT

The board voted to sign a non-bulk agreement with Charter Communications (Spectrum) for a period of 10 years. By doing so, the Association was awarded a signing bonus of \$53,200. The agreement will not change any services available to homeowners; we will continue to be free to choose any communication services and company that suits their individual needs. This non-bulk agreement means we can not sign an exclusive agreement with any other communications company. It should be noted that the Association unknowingly had a non-bulk agreement with Charter that was automatically renewing every 10 years without the benefit of a signing bonus. Please be assured, the board carefully considered the terms of this agreement, and had it reviewed by a lawyer to ensure our community's best interest is first and foremost. The funds we receive from this agreement will be used to help revitalize the tennis/playground area, cover well repairs and fund other HOA budget line items.

A 20% fee will be paid to Telecom for negotiating this agreement with Charter, and funds will be set aside to cover taxes due to the IRS over the next 10 years.



## SAVE THE DATE

**Windsor Place  
Ladies Ornament  
Exchange**

--  
Wednesday,  
December 10, 2025  
at 7:00 p.m.

--  
Hosted at  
5207 Hawford Circle

--  
Bring an ornament  
and a finger food  
to share

--  
BYOB wine



## TENNIS COURT REFURBISHMENT

Thank you to everyone who has filled out and returned the survey in the August newsletter regarding the preferred activities for the court. If you'd like to contribute your thoughts, there's still time. Please do!

The board is currently pursuing cost estimates for repairing and revitalizing the court, including addressing drainage issues. We will also apply for a county grant to help us cover the expense. Join us at the September 10 board meeting to learn the latest.



## PLAYGROUND REPAIRS

We are working on replacing the glider swing for the playset. Paula Butler has contacted PlayNation, the company that installed the playground equipment. We hope to have answers soon. More details to come



## TREE MAINTENANCE

In FY 2025-26 Belle Isle will be evaluating the trees in the easements and removing any that are causing damage to the sidewalks and/or street. Two immediate areas of concern include one on Deerhurst Dr. and another between 5272 and 5278 Chiswick Cir.