

Wexford West Homeowner's Association  
Annual Board Meeting Minutes: Jan. 13, 2015 – Palm Harbor Community Center

**Meeting Called to Order:** by President Dave McGerald at 7:30 pm.

**Board Quorum Established:** Dave McGerald, Gayle Lawrence, Peter Duga, Pat Cieskiewicz

**Membership Quorum Established:** 93 members confirmed by signed proxy and those in attendance.

**Minutes 2014 Annual Membership Meeting read by Secretary Gayle Lawrence:** Pat Cieskiewicz motion to accept 2014 meeting minutes as presented - 2<sup>nd</sup> by Peter Duga. Motion passed by membership vote.

**Old Business - Presidents Report:**

1. President Dave McGerald reviewed community projects the board addressed in 2014.
  - a. Old playground equipment and concrete tubes removed from the park. New playground equipment will be installed in early 2015.
  - b. Trees at Alt. 19 entryway and fire lane west of Daventry pond were trimmed.
  - c. New LED floodlights installed at the Alt 19 and CR 1 entryway signs
  - d. New wood rails were installed in the fence on the north and south sides of CR 1 entryway
  - e. Contracts were reviewed with all vendors. Board voted to only commit to a 1 year contract with vendors and have no "auto-renewal" clause in any contracts. Board approved a 1 year renewal contract with JJ Lawn Service and a new irrigation vendor Outdoor Concepts. Board will research bids for a new pest control – fertilization vendor for 2015.
  - f. Retained Dan J. Greenburg of Cianfrone & Associates as new association legal counsel

**Finance Treasurer Report – Peter Duga:**

1. Pete reviewed 2014 yearend financial report. Association funds are in good standing with a \$4,000.00 carry over surplus. Current board acknowledged the excellent job the previous board had done managing the association funds.
2. Proposed 2015 budget was presented to the membership. Motion to approve made by Pat Cieskiewicz, 2<sup>nd</sup> by Gayle Lawrence. New budget voted on and approved by members.
3. Jim Lenox, past board President noted that maintenance fees have only gone up \$5.00 in the past 8 years

**New Business:**

1. Election of officers – 1 board position open for new 3 year term. Gayle Lawrence volunteered; no other names submitted for consideration. Jim Lenox motion to elect Gayle Lawrence by default, approved.
2. Dan Hill resigned from the board due to work and family commitments. Deborah Hargis was appointed by the board to complete the remaining 2 years / 2015 – 2016 / of Dan Hill's term.  
Current Board: President Dave McGerald, VP Deborah Hargis, Treasurer Peter Duga, Secretary Gayle Lawrence, Member at Large Pat Cieskiewicz.
3. Motion made by Pat Cieskiewicz to accept bid from Dunedin Electric to install new breaker box and dusk to dawn sensors for the community signs at Alt 19 and CR1. Pete Duga 2<sup>nd</sup> – motion passed.

**Information, Discussion, Updates:**

1. Kevin Porman commented on garage sale signs being taped over our entryway community signs. Anyone who notices this should take them off; also commented on difficulty contacting a board member when necessary and suggested an "association cell phone" as a contact option.
2. Association website was again brought up where community news could be shared and owners could email the board. Deborah Hargis volunteered her son to create a website for the association.

**Motion to adjourn** made by Jim Lenox, 2<sup>nd</sup> by Kevin Porman. Meeting adjourned at 8:40 pm

**Next Meeting: Feb. 11, 2015, 7:00 pm at Daventry Square Office**

