

# Westminster Wood

## Minutes Westminster Wood Board of Directors Meeting Monday, November 9, 2020

**DATE OF MEETING:** MONDAY, November 10, 2020

**TIME OF MEETING:** 6:30 P.M.

**PLACE OF MEETING:** Online Call In

**Members in attendance:** Dionne West, Monique Colwell, Jonathan Grieco, Carlton Vaught, Bruce VanKirk and Glenn Heydolph

**Class A Members:** Kevin Reid, Brandon Bryson, Folusho Ogunfiditmi

**Meeting began at 6:33 pm**

### **AGENDA:**

The order of business for the regular meeting of the Board of Directors shall be:

1. Approval of minutes for the previous meetings, April 6th and June 8 where reviewed and approved. Jonathan G. and Bruce V.
2. Discussion by Class A members – Brandon Bryson, update on the situation of the dry retention basin, the lot east of his house it is now full of water. In May and June, he noticed that the water level was continuing to rise, by October the level was 6-7 feet and the water was starting to damage trees. The City engineer and the City Operation's manager and city engineer were contacted. They indicated that the rain fall was 3 ½ inches over normal. There has been a considerable amount a rain over 3 ½ inches in past years and this area has never flooded. This problem appears to have begun around the time of the new subdivision in the back of Brandon's property. A pump was run for a week, removing a significant amount of water, only for it to come back. The city acknowledged that there is no record of the drain systems in our neighborhood and the Dry Basin, drain inlet flows from the ponds across Blue Lake from behind Fred E. house. At this point Brandon feels we are at a stale mate with the City and the water in the dry basin is very dangerous, he had to kill a water moccasin just the other day. Kevin Reid one of our city commissioners, was on the call and said he will contact St Johns water district and will try and help. There is a black oily substance in the pond that has never been before.
3. Secretary's Report- Directories have been delivered, and those not delivered will be mailed to the homeowners. The upcoming board terms were reviewed and updated.
4. Treasurers Report- Jonathon received an unexpected invoice from Green Orchid in the amount of \$462.50, Glenn was also not notified. Glenn and the board should be notified when repairs are made. In the past monthly inspection of irrigation system, receives small invoices. Glenn reviewed the contract and there is a \$200.00 threshold that can be spent prior to board approval. Glenn will talk to Brandon about getting prior approval for any cost over the limit and getting a better clarification of the work that was actually done; a picture would be great. The board will then discuss and make a recommendation. The board discussed amending the contract, current contract is up March 2021. The board needs to contact other landscapers to bid on taking care of the subdivision.

Treasures Report (continued)

Brandon gave Glenn estimate of \$780.00, for the removal of all dead wood on the two large Oak trees at the mailboxes. Kevin Reid will contact the city and see if they could come out and take a look at the trees.

Balance sheets for the year are as expected. Expense lines are all reconciled. Landscaping and Lawn looks high for November, it's because it contains two months. We have insurance on Dry Lake Bed and Mailbox area.

Jonathan would like to raise the yearly dues, \$40 to \$479.00, to continue to fund the cost of replacing all of the timbers in the neighborhood. A motion was made and Carlton V. and Dionne W. second and approved.

Jonathan is still looking for someone to review the finances of the association. Carlton will have an answer this week, as to whether or not his contact can do it.

5. ARB Report- Approved a summer porch for the Smith's Lot #51. The Lewitts' Lot #34 have submitted an approved permit from the Deland building department to build a motor home garage in the back of his house. He is also planning to re-roof in metal grey.
6. Landscape Maintenance Report- Need to make a decision on landscaping around the neighborhood not as nice as it should be. Allowing them to grow over timbers. Cost of planting flowers is too much. Carlton Vaught offered to get a group together to review other planting ideas that would not require have to rotate out the plants
7. Maintenance Report - Carlton has call three times about the three signs that are falling apart. Kevin said he would and try and look into it.
8. Old Business – None
9. New Business – Dionne brought up how to handle the Annual meeting, discussion was held about having a zoom meeting, on 12/7/2021, at 6:30, Glenn will assist Dionne with the technical application.
10. Open Discussion – N/A
11. Next Meeting - TBA
12. Meeting Ended – 8:14

Dated: December 3, 2020

Monique Colwell, Secretary