

## MINUTES OF THE MEETING

### OF THE BOARD OF DIRECTORS OF

#### HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

FEBRUARY 14, 2008

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on February 14, 2008, at 6:30 p.m. The President, Ambrose Tricoli, welcomed everyone to the meeting and announced that the meeting would be recorded. He further stated that all members were entitled to speak for 3 minutes on any item on the agenda.

All of the members of the Board of Directors were present except for Josh Williams.

The President, Ambrose Tricoli, called the meeting to order, and the reading of the minutes of the November 14, 2007, meeting was dispensed with, as all Board members had previously received a copy from the Secretary. The Vice President, Norm Hatch, made a motion to approve the minutes, which was seconded by Rod Walters, and the motion was carried.

#### **Treasurer's Report**

The Treasurer, Jane Heid, read the Treasurer's report. The following items were addressed:

1. Expense #1 - Balance sheet - Checking, Savings, which is the CD, and the Money Market accounts. Jane Heid stated she checked with the bank and learned that that the minimum amount with which to open other CD accounts is \$1,000.00. The interest rate is 3.73% on one type of CD and the other 3.86%. The length of time for one of the CDs is 5 months and the other 15 months. The board discussed staggering the CD accounts. The president, Ambrose Tricoli, asked that the Treasurer, Jane Heid, check with the bank on whether the association could buy monthly treasuries or 3-month treasuries for the Savings account, thinking the interest might be a little higher. He further stated that a staggering of the CD accounts would be beneficial. The board discussed leaving some of the associations monies freed up, obviously, for association's expenses through the years.
2. Expense #2 - Income and Expenses for the year 2007:
  - A. Total income: \$87,850.00.
  - B. Total expenses: \$71,053.00,
  - C. Total amount available: \$16,797.00.
3. Expense #3 - Income and Expenses for January 2008:

- A. **Jeff Flores - Andy Lee, Inc.** - The Board has not been able to bill this homeowner.
- B. **The Garvins** - This homeowner was not on the association's list and lives in 9363 Tooke Shore
- C. **The Morgans** - The tax assessor's report is showing this as 2 parcels, but it is only 1 parcel.
- D. A total of 33 homeowners have not paid dues at the time of this meeting.
- E. **The Fleichers**, who live on Lazy Day Court, do not have the money to pay the dues; so, the Board will lien the property.

Bobbi Callaghan made a motion to approve the Financial Report for February 14, 2008, which was seconded by Rod Walters, and the motion was carried.

## **Committee Reports**

### **Architectural Committee Review**

Mary Mazzuco of the Architectural Review Committee then gave the Architectural Review Committee report. She reported that she had formed a committee consisting of two former members of the ARC, who are Russ Coomer, who lives at 10440 Ramble Ridge, and Nick Maroulis, who lives at 9525 Whisper Ridge Trail.

1. Lot #1 in Enclave. Panda Construction. This lot does not have ARC approval because Panda Construction owes dues; however, they have met ARC's building requirements.
2. Fence - Homeowner wanted fence extended into a Swiftmud area. The homeowner was instructed that they must get a Swiftmud permit.
3. Fence - ARC approved for 4-foot-high, black chain link fence.
4. Fence - There are two issues concerning this homeowner's request for a fence. ARC deferred to Board. Board will get back with ARC concerning this homeowner.
5. Fence - Homeowner initially requested a 6-foot-high fence. ARC stated they would approve a 4-foot-high, black, chain link fence. The homeowner sent ARC a site plan. The fence installation company sent a drawing. The drawing should be on the homeowner's site plan. The homeowner was notified that this had to be done.
6. Room addition - Bearfoot Trail - The problem is that the builder has put down that the addition is 53 feet back from the property line, but the engineering/architectural scale available to Mary says that it is 47 feet. She has informed the builder that nothing can be done until the survey is given with the drawing in proper scale. The builder is Cavalier Custom Homes.
7. Room addition for a closet - Lot #11 on Warm Wind Way - Beck Builders - ARC does not have a site plan. The homeowner has been informed that ARC has to have the survey.
8. Lot #9 in Enclave - Gentleman is putting up a garage separate from the house, without approval. Dream Homes is building the garage. **Craig Starkey** is homeowner.

### **Special Considerations for ARC:**

- A. Give cell phone or provide additional extension to Mary Mazzuco. This is to be discussed with Jane Heid.
- B. Universal code for Enclave given to Mary Mazzuco. Ambrose Tricoli, President, will address this with Mary Mazzuco.
- C. The Board would like to change the ARC form.
- D. Supplies need to be bought for Mary Mazzuco to handle ARC business. She is given expense forms.
- E. Give Mary Mazzuco access to records in storage for her determination of approval of ARC requests.

### **Lifestyles Enhancement Committee**

David Jolliffe of LEC stated that LEC had a fabulous turnout for the neighborhood's fall cleanup. The volunteers were able to clean up weeds, manicure the center island, remove dead vegetation from bushes, and prune trees. The Christmas tree lights were hung, and silk Poinsettias were planted, many of which were stolen. There was a great showing for the holiday luncheon. The picnic pavilion has been put to good use. Along the boulevard, the LEC has been planting along the boulevard. There will be 500 Viburnums and 31 East Palatka Hollies. The drip system will be put in next.

Mondo Landscaping volunteered their time for the fall cleanup. They will be mowing our drainage retention areas four times a year. They are going to mow from the edge of the street to the edge of the DRA. As well, Mondo will cut 18 vacant lots on the boulevard. A price has been agreed upon with Mondo. The lots have been cleaned up.

Mondo Landscaping has done a tremendous amount of work for free. The homeowner's association would like to thank Mondo for this. The Board has agreed to give them a month's free advertising in the newsletter.

### **Nominating Committee**

Karen Tricoli stated there was no report because there was no activity.

### **Communication Committee**

Norm Hatch reported that the newsletter would be coming out next month. The deadline for any submission to be included in the newsletter is the last weekend before the end of the month. Everything must be submitted for inclusion in the newsletter by February 22, 2008.

The community garage sale will be held on Saturday, March 25, 2008, from 9:00 a.m. to 2:00 p.m.

Any nonprofit organization can put an ad on the bulletin board, as long as they have some connection with a member of the homeowner's association, but businesses must advertise through the newsletter and not on the bulletin board.

## **Deed Restriction Committee**

Ambrose Tricoli summarized dates and logistics of deed restriction voting as follows:

1. Meeting held with DRC in January.
2. Voting will be held on March 8, 2008, for the different changes in the various phases.
  - A. Phases 1 & 2 - Voting on the right of abatement and fining of deed violations and nonparking of commercial vehicles.
  - B. Phases 3, which is the Enclave, 4 & 5 - Voting on right of abatement and fine of deed violations and parking to allow RVs and trailers to be parked on the back and the side of the homes.
  - C. The Secretary, Denise Jolliffe, will collect and perform tallies. As well, she will have the ability to vote for proxies submitted without a vote.
  - D. Results will be given at the June meeting.
  - E. List will be kept as to who has voted.
  - F. The people who have not voted will be contacted by the DRC individually.
  - G. A total of 75% of that phase is required to change the deed restrictions in any given as far as the noncommercial vehicle parking and the parking of the trailers and the RVs.
  - H. A quorum, which is 30% of the vote, is only required to change rules for fining for deed restrictions and right of abatement, since it is only a change in by-laws.
  - I. If votes are not received for right of abatement and fining for deed restrictions for all phases, then a special meeting will be called, and then DRC will go with a quorum of the people who show up at the meeting for all phases.
  - J. A separate group, both of whom are accountants, will perform final count of votes.
3. Mailing of Proxies. The Vice President, Norm Hatch, discussed the process and cost of this mailing as follows:
  - A. Cover Letter.
  - B. Proxy.
  - C. Self-addressed and stamped envelope.
  - D. Total of 400 to be printed.
  - E. Sir Speedy will do the printing.
  - F. The President, Ambrose Tricoli, will personally do the mailing.
  - G. Cost of printing and postage will be up \$1,500.00.

The Vice President, Norm Hatch, made the motion that the Board allow up to \$1,500.00 for the printing and postage cost for the special meeting for deed restriction changes, which was seconded by Bobbi, and the motion was carried.

### **Discussion of Enclave Request for Nonconstruction Funds**

The Vice President, Norm Hatch, briefly covered this issue, which he had discussed in previous meetings. Please refer to old minutes. Briefly, points covered are the following:

A. Request by Enclave for Woodland Waters Homeowner' Association to be responsible for the maintenance and repair of properties owned by the Enclave, the gates, roads, etc.

B. Woodland Water's Homeowners Association initially offered Enclave the nonconstruction assessments within Enclave to be handled by Enclave in the hopes that this whole maintenance issue would go away, which Enclave initially refused.

C. Upon another review of Enclave's governing documents, Norm Hatch found that he had made an error in his initial understanding of the Enclave's document. In addition, in review of these documents, Mr. Hatch did not see legal right to assess for nonconstruction and to lien the property for that assessment.

D. Mediation occurred.

E. Enclave Board asked that they allow assessment for nonconstruction.

F. Enclave does not have the legal right, only Woodland Waters Homeowners Association has the legal right, to assess for nonconstruction and lien a property if they fail to pay the nonconstruction.

Norm Hatch made a motion that the Board renew the offer that was made last year to the Enclave and that the Board donate them the nonconstruction assessments that Woodland Waters Homeowners Association collects for Enclave properties, minus the cost/expenses, to the Homeowners Association of Enclave of Woodland Waters from now until Woodland Water's Homeowner's Association choses to revoke it, which was seconded by Bobbi, and the motion was carried.

Norm Hatch stated that the Enclave also asked for retroactive donation of two non-construction assessments collected on Enclave properties in September. He said that were legal issues that had to be addressed before moving forward with the question of retroactivity

Ambrose Tricoli advised all board members to review all documentation regarding the Enclave issue and that at next meeting, the Board would decide on whether to give the Enclave any money retroactively.

### **Other Business and Questions**

Nancy Eldred, who lives in Phase 1, had questions regarding deed restrictions and voting as well as water restrictions.

1. What happens if everyone votes yes for Items 1 and 3, but the majority vote no for Item 2. Does that mean it is either all or none, or are all of these items going to be individual items as to whether they pass or not.

Ambrose Tricoli stated that all phases are voting on right of abatement and right of fining. That is a majority of the Woodland Waters as a whole. The other issue in Phases 1 and 2, which is nonparking of commercial vehicles, only needs a quorum from the 75% vote from just the people in Phases 1 and 2.

2. In regard to the yards, in terms of code enforcement and Swiftmud, Nancy Eldred asked how that was handled. She asked if the United Community group could help out with addressing these issues with Swiftmud as loss of sod and landscaping devalues the homeowner's property.

Ambrose Tricoli said that he would address this issue with the United Community group.

Mary Mazzuco asked whether the Board would entertain getting bids for a motion sensor solar light at each one of the mailboxes for those who are picking up mail at night. There are three mailboxes. Mary volunteered to investigate pricing. Ambrose Tricoli stated that he would also investigate pricing as well.

Mary Mazzuco addressed the pond at the front entrance. She asked whether a cascading fountain could be considered. Ambrose Tricoli stated that a cascading fountain was cost prohibitive. Ambrose Tricoli further stated if Mary could find a fountainhead that would run on a 1-1/2-horsepower motor, then the Board would consider it. If found, Ambrose stated that the Board would have it installed.

Mary Mazzuco then addressed vacant lots and right of ways adjacent to a homeowner's property. She asked whether the Board could address this issue in the newsletter, i.e., that the adjacent homeowner is responsible for maintenance of these areas. Norm Hatch stated that without the ability to fine, the Board could not really enforce the deed restriction. Mondo will be mowing the right of ways four times a year.

Mary Mazzuco, as a member of ARC, requested a roster of names of addresses of all homeowners in Woodland Waters as well as a map. The Board agreed to these requests.

A motion was made to adjourn the meeting by Secretary, Denise Jolliffe, which was seconded by Treasurer, Jane Heid, and the motion was carried.

The meeting was adjourned at 8:45 p.m.

Approved:

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Denise Jolliffe, Secretary



MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

APRIL 10, 2008

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on April 10, 2008, at 6:35 p.m. The President, Ambrose Tricoli, welcomed everyone to the meeting and announced that the meeting would be recorded. He further stated that all members were entitled to speak for 3 minutes on any item on the agenda.

The President, Ambrose Tricoli, called the meeting to order, and the reading of the minutes of the February 14, 2008, meeting was dispensed with, as all Board members had previously received a copy from the Secretary. The Vice President, Norm Hatch, made a motion to approve the minutes, which was seconded by Denise Jolliffe, and the motion was carried.

**Treasurer's Report**

The Treasurer, Jane Heid, read the Treasurer's report. The following items were addressed:

1. Exhibit A - In the checking account, there is \$6259.42. In the savings account, which is a CD, there is \$15,192.70, which represents our uninsured casualty fund. In the Money Market savings account, there is \$40,816.29. Total Assets are \$62,268.41.
2. Exhibit B - The overall total expenses for the first quarter is \$18,608.76.

Fees (accountant and attorney)	\$ 920.00
Gas, gift certificate and Home Depot	\$ 111.27
Lawn (irrigation repairs, landscaping and maintenance)	\$12310.00
Lowe's	\$ 73.42
Lunch	\$ 49.95
Meeting costs	\$ 75.00
Miscellaneous Expense	\$ 577.15
Miscellaneous, Business	\$ 50.00



Office Supplies	\$ 144.69
Postage and Delivery	\$ 22.14
Printing and Reproduction	\$ 1079.10
Storage	\$ 228.26
Taxes (interest on savings)	\$ 308.00
Utilities (electric and telephone)	\$ 2108.22
Web site	\$ 489.40

Ambrose Tricoli, President, questioned whether or not Woodland Waters Homeowners Association is considered a charitable organization. Norm Hatch, Vice President, answered that Woodland Waters HOA is nonprofit but not a charitable organization and therefore not tax exempt.

3. Exhibit C - Assessment of Woodland Waters homeowners who have not paid association dues.

Certified letters have been sent the seven homeowners:

Attorney DeFurio is handling eight homeowners for nonpayment of association dues that had also not paid dues in 2007.

In total, there are 15 members who had not paid their dues thus far in 2008.

Attorney DeFurio has liened the eight homeowners for nonpayment of dues for 2007. He cannot lien these homeowners for nonpayment of dues for 2008 until they receive a certified letter with 45 days notice. Norm Hatch, Vice President, indicated that Jane Heid, Treasurer, needed to check with Attorney DeFurio whether or not certified letters needed to be sent out for 45-day notice for 2008.

**One member** have paid but only \$140. They were short \$3.00. As they are in bankruptcy, Jane indicated that the HOA would not pursue the additional \$3.00 due in court. Ambrose Tricoli, President, agreed.

Norm Hatch, Vice President, further indicated that depending on whether a lot is a homestead or not gives HOA right of foreclosure. He stated that HOA has a right of foreclosure on a nonhomestead property if HOA so chooses to exert. Attorney DeFurio indicated to Norm Hatch, Vice President, in previous conversation that if HOA has 2 years in a row where HOA has liened property for nonpayment of assessment, then HOA can consider foreclose, but he said that the chances of a judge agreeing to foreclose on somebody's property or investment for one year is slim; twice, then you have a better argument before a judge that the homeowner has no intention of paying and the HOA can force a sale for recovery of monies.

Norm Hatch, Vice President, made the motion that for those that HOA has sent 45-day notice to and have not paid within the 45-day notice that HOA authorize HOA's Attorney DeFurio to file liens on the properties. Ambrose Tricoli stated that a motion did not need to be made, as it had already been discussed and agreed upon. Then, Norm Hatch stated that further discussion of foreclosure would be tabled until liens have been filed by HOA.

Norm Hatch, Vice President, made the motion that we accept the financial report as submitted by Treasurer, Jane Heid, which was seconded by Bobbi Callaghan, Board Member, and the motion was carried.

### **Discussion of Old Business - Enclave**

Ambrose Tricoli, President, then directed Board's attention to old business with failure to construct donation to Enclave. Norm Hatch, Vice President, reviewed what happened regarding this situation. He indicated that the Enclave members now agree and understand that they are responsible for their own maintenance and control. He stated that any recovery of nonconstruction assessments in Enclave would be donated by Woodland Waters HOA to the Enclave. The Enclave was very grateful for this gesture, but felt that they still had the legal right to pursue non-construction assessments on their own. The HOA of Woodland Waters disagrees with this position but, since last meeting we voted to donate Enclave assessments to the Enclave, if they wanted to pursue the non-construction assessments on their own, we would not stand in their way.

The issue currently is whether or not Woodland Waters HOA should in good faith give the Enclave the \$2000.00 that HOA collected in September 2007 from the two lots for nonconstruction assessments. Norm Hatch made a motion that HOA give the \$2000.00 nonconstruction assessments to the Enclave retroactively. There were no seconds to this motion. Further discussion ensued. Certain board members were upset that the Association was forced to incur legal fees to defend the Association against a frivolous mediation by the Enclave members and that these assessments should be used to offset the legal fees.

So, Norm Hatch made the motion that Woodland Waters HOA gives the Enclave the \$2000.00 nonconstruction assessments retroactively minus any legal and filing fees that were incurred by HOA to defend the mediation matter. There were no seconds to this motion either. President Ambrose Tricoli remarked that it was in everyone's interests to resolve the matter with the Enclave and suggested we split the two assessments, giving \$1,000 to the Enclave and \$1,000 to the HOA or Woodland Waters. Norm Hatch then made the motion that in the interest of bringing the Enclave issues of last year to finality and final resolution that Woodland Waters HOA negotiate with the Enclave and offer them exactly one-half of what HOA collected from the nonconstruction assessments, which is \$1000.00, in exchange for a release from Enclave of any and all claims for nonconstruction assessments in the past, as well as any issues from their board of maintenance and responsibility for maintenance control. This motion was seconded by Josh Williams, Board Member, and the motion was carried.

### **Committee Reports**

## **Architectural Committee Review**

Mary Mazzuco was not present for this meeting. There was no Architectural Review Committee report.

## **Lifestyles Enhancement Committee**

David Jolliffe of LEC stated that LEC just had their fourth annual cleanup the past Saturday. There was a very nice turnout, not as large as the fall cleanup, but all matters were taken care of. The volunteers installed two new LED solar lights at the front mailbox center. Josh Williams, Board Member, indicated that the lights were working very well. David Jolliffe indicated the planting along the boulevard is doing quite well. There has been a problem with the irrigation system at the front entrance, and he indicated that a new brain in the controller has been installed.

At the first of the month, the liquid fertilizer was put on the plants. There are 7 dead trees in the picnic area, which are going to be removed by Rite Guys Tree Service with a cost of \$50.00 - \$75.00 per tree, which should be about \$400.00 total. There is a tree in the center divide at front entrance that needs to be removed by the County. Ambrose Tricoli, President, thanked Dave for all of his attention to and time spent on the new plantings on the boulevard.

## **Nominating Committee**

Karen Tricoli was not present for this meeting. Ambrose Tricoli stated that Karen Tricoli would be getting some letters out to the community. She is going to need people for the nominating committee.

## **Communications Committee**

Norm Hatch reported that the first newsletter went out and was another profitable one. The total cost of the newsletter, including postage, was approximately \$158.00, and HOA received \$363.00 advertising revenue. That is a profit of about \$200.00!

Norm Hatch indicated that more than half of the members of Woodland Waters have provided Email addresses. He indicated that he could easily communicate with any of the homeowners via Email byway of enclosures and attachments any information the Board Members would like to get to the community members at no cost.

## **Deed Restriction Committee**

Ambrose Tricoli addressed the Deed Restriction Committee meeting occurring next month. He

indicated that Norm Hatch would be Emailing all members who had not submitted their proxies as to whether or not they have received proxy and if not, then to contact the Board so that a new proxy could be sent. Ambrose Tricoli asked that another notice to vote be placed on the bulletin board. Right of Abatement issue was discussed and concerns brought up by homeowners. Ambrose Tricoli indicated that HOA would go with county guidelines; when the grass is over 18 inches, then HOA would go in and cut it. The county is not going to come in and cut it. The date of the meeting will have to be posted on the bulletin boards.

### **Discussion of Old Business**

Norm Hatch indicated his concern with homeowners not getting involved with the community. Norm remarked that Woodlands Waters HOA may be forced to hire an outside management company. Norm Hatch indicated that possibly the board explore having various management companies give presentations and proposals. Ambrose Tricoli indicated there would still be a Board, even if an outside management company should be utilized.

### **Discussion on Improving Security in Woodland Waters**

Ambrose Tricoli addressed this issue. He is going to try to meet with a security company concerning installation of cameras and signs; however, depending on cost, a special assessment would be required for cameras that would take pictures of the licence plate of any vehicle entering the community. He welcomes any suggestions concerning this issue.

Norm Hatch brought up the continuing crises with the Crime Watch Committee.

New individuals heading up the Crime Watch Committee are as follows:

Bill Ruzin

Jerry Hessemann

Tony Frasca

### **Discussion of Failure to Construct Fees**

Ambrose Tricoli, President, addressed this issue. He stated that after an individual buys a piece of property in Woodland Water, if they do not construct within 5 years, they are assessed \$1000.00 per year. Discussion on this issue ensued. Norm Hatch, Vice President, made a motion that for the collection of nonconstruction of assessments that HOA give the homeowners going forward the option of paying the full amount up front on the anniversary but no less than \$250.00 per each quarter in that 12 months, which was seconded by Jane Heid, Treasurer, and the motion was carried.

Bobbi Callaghan, Board Member, will assist Jane Heid, Treasurer, with sending out the collection of

nonconstruction assessments.

It was brought up by David Jolliffe the possibility of using nonconstruction assessment fees as an emergency fund for nonbudget expenses. Norm Hatch countered that HOA should use the annual assessments to cover the HOA's expenses and not the nonconstruction assessments. The nonconstruction assessments should be in the HOA's uninsured casualty fund, things that are unexpected problems that will happen. Ambrose Tricoli asked that this issue be tabled for future discussion.

A motion was made to adjourn the meeting by Treasurer, Jane Heid, which was seconded by Bobbi Callaghan, and the motion was carried.

The meeting was adjourned at 7:55 p.m.

Approved:

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Denise Jolliffe, Secretary

MINUTES OF THE SPECIAL MEETING  
OF THE BOARD OF DIRECTORS OF  
HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

JUNE 12, 2008

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on June 12, 2008, at 6:35 p.m. The President, Ambrose Tricoli, welcomed everyone to the meeting and announced that the meeting would be recorded. He further stated that all members were entitled to speak for 3 minutes on any item on the agenda.

The President, Ambrose Tricoli, announced that it was a special meeting of the Board of Directors to count the votes for the Deed Restrictions. Ken Lavicka and Diane Richards have volunteered to count the votes at the meeting. Ambrose Tricoli, asked if anyone who had not voted to come up to the table and get a ballot.

The President, Ambrose Tricoli, called the meeting to order, and the reading of the minutes of the April 10, 2008, meeting was dispensed with, as all Board members had previously received a copy from the Secretary. The Vice President, Norm Hatch, made a motion to approve the minutes, which was seconded by Bobbi Callaghan, Director, and the motion was carried.

### **Treasurer's Report**

The Treasurer, Jane Heid, read the Treasurer's report. The following items were addressed:

1. Exhibit A - In the checking account, there is \$7,472.48. In the savings account, which is a CD, there is \$15,320.34, which represents our uninsured casualty fund. In the Money Market savings account, there is \$30,842.26. Total Assets are \$53,635.08.

2. Exhibit B - The overall total expenses year to date are \$28,424.70

The Treasurer, Jane Heid, stated that all the dues were in except for twelve homeowners. Four who have had certified letters sent to them and the letters have not been picked up. Of the twelve homeowners, two properties have been taken over by the banks; two have filed bankruptcy, and the other property owners have already been turned over to Atty. De Furio for owing 2007 & 2008 dues. All the names and addresses have been referred to Atty. De Furio.

Norm Hatch, Vice President, asked for clarification of the liens. Jane Heid, said that the four homeowners are for nonpayment for 2008 and of the twelve homeowners six have not paid their dues for 2007 and 2008. Atty. De Furio has filed liens on the six but the other six have not had liens filed against them. Norm Hatch stated that of the homeowners that have not paid for two years, we should look at starting foreclosure proceedings if the property is not homesteaded. We need to check with the attorney to find out the cost for foreclosing and if it is cost effective for the Association to go forward with foreclosures. Jane Heid will check with Atty. De Furio to see what our next best step should be.

Norm Hatch, Vice President, made the motion that we accept the financial report as submitted by Treasurer, Jane Heid, which was seconded by Rod Walters, Director, and the motion was carried.

### **Discussion of The Vote Tally**

Ambrose Tricoli, President, explained that the Deed Restrictions for Phases I and II are different the Phase III (Enclave) IV and V. The Deed Restriction Committee was formed over a year ago to try and make the Restrictions all the same. The only way to do this was to bring this to vote before all the homeowners.

The following items where voted on:

Phases I & II - Article 19 of the Declaration - Parking of commercial vehicles

Phases II, IV & V - Article 20 of the Declaration - Storage of boats, travel trailers and recreational vehicles

Phases I, II, III, IV & V - Article VII of the Bylaws - Permitting of fining of lot owners

Phases I,II,III,IV & V - Article VI of the Declaration - Adding the right of abatement

Norm Hatch, Vice President, then explained the amount of votes needed to change the Declarations and Bylaws. To change a Declaration (Deed Restriction) we would need a 75% approval vote of the entire membership of each phase. To change a Bylaw it requires a 2/3 vote of members present and by proxy at a special meeting. There also needs to be a legal quorum. Fining is approved by the Florida Status 720 provided it is in the governing documents.

Brenda Elias cautioned on the right of abatement in that the banks will not turn on the utilities when the property is in foreclosure. Also if the HAOWW does yard cleanup we will incur cost that HAOWW will not get back. Brenda also asked why boating situation in Phases I & II was not changed to meet the requirements of Phases II, IV & V.

Norm Hatch explained that the boats were grandfathered in and that is why it was not added to the

vote. Also he doubted that there would be a 75% approval for the passing of the Declarations. If Phases I & II want to change the parking of boats and recreational vehicles, then that is something that can be looked at for the annual meeting.

Ambrose Tricoli, President, explained how difficult it is to get 75% of all the membership to vote. There are 410 homeowners in the development and we would need 309 yes votes to change a Declaration. It is impossible for this to happen even when we do not get a quorum at the annual meeting. Ambrose Tricoli also stated that the biggest issue if the 75% vote that needs to be changed. If we can not change this covenant it will be very hard to change any other Declarations.

While the votes were still being tallied the Board moved to other discussions on the agenda.

### **Security Cameras**

Ambrose Tricoli, President, explained that to get really high tech security cameras that would capture the license plate number would be very costly and that the HAOWW does not have the funds to do this. Norm Hatch, Vice President, had gotten a price for two DVR cameras that would record up to two weeks for \$4,200.00. The limitations are that the cameras can not be mounted in the County right-of-way and would have to be mounted on a homeowner's property. There would also be a need for cameras on the Boulevard, Nightwalker and Palmwood.

Josh Williams, Director, stated that there would be the issues of theft or vandalism of the cameras. No decision

was made on the cameras.

It was also stated that the Crime Watch Committee will meet on the opposite month of when the Board meets.

### **Committee Reports**

#### **Architectural Committee Review**

Mary Mazzuco was not present for this meeting. There was no Architectural Review Committee report.

#### **Lifestyles Enhancement Committee**

David Jolliffe of LEC stated that we had to install a new pump in the pump house as the old pump finally stopped working. The new pump now gives adequate pressure and there are now sprinkler heads that are working. There were also two locations where the irrigation pipes were crushed by the tree roots. The front mailbox center now has solar lights on the back side of the mailboxes. The center mailbox had termites on the post. This was treated and now all the mailboxes are being painted with



marine grade paint. We also need to paint the posts in the picnic area that were replaced last year. Dave stated that these extra expenses have exceeded his budget and is requesting an additional \$2,500.00 to cover the needed expenses. Norm Hatch made a motion that the Board transfer \$2,500.00 from the legal budget to the LEC budget to complete the maintenance repairs, which was seconded by Denise Jolliffe, Secretary, and the motion was carried.

### **Nominating Committee**

Karen Tricoli reported that she is now taking nominees for the two Board positions that will be vacated in October.

The results of the votes were in and the Board proceeded with the tallies.

### **Results of the Voting**

Ambrose Tricoli, President, read the results of the votes, Exhibit 'C'.

#### Banning Commercial Vehicles & Allowing Boats and Trailers

1. Phase I & II - 219 homeowners - Received 136 proxy votes = 62.1% - Banning of commercial vehicles did not

pass

2. Phase III (Enclave) - 46 homeowners - Received 22 proxy votes = 47.8% - Allow parking of boats and trailers

did not pass

3. Phase IV - 57 homeowners - Received 28 proxy votes = 49.1% - Allow parking of boats and trailers did not

pass

4. Phase V - 88 homeowners - Received 52 proxy votes = 59.1% - Allow parking of boats and trailers did not

pass

It was stated again in order to change a Declaration there has to be a 75% yes vote from each phase in order to make the change.

#### Right of Abatement Vote

Phase I & II - 109 for and 32 against - Passed but not 75% of phase membership so did not pass

Phase III (Enclave - 14 for and 8 against - Did not pass

Phase IV - 17 for and 11 against - Did not pass

Phase V - 37 for and 15 against - Did not pass

### Permit Fining of Property Owners

Of the 238 proxy received out of 410 property owners the Board received 177 yes votes and 61 not votes and the Fining Bylaw was passed. To change a Bylaw there is needed 2/3% of a quorum (124 members) present to make the change.

This new Bylaw will have to be filed individually by our attorney with the State and County. This will take a couple of weeks and then the Deed Restriction Committee will be able to start fining. Ambrose Tricoli asked for volunteers to be on the Deed Restriction Committee to help with setting up guide lines and an appeals committee.

### **Communications Committee**

Norm Hatch reported that the newsletter was not as large as before due to the fact that there was no advertising.

The cost was \$112.00 for the newsletter and there is budgeted \$175.00, so the newsletter is under budget.

Norm Hatch indicated that more than half of the members of Woodland Waters have provided Email addresses. He indicated that he could easily communicate with any of the homeowners via Email byway of enclosures and attachments any information the Board Members would like to get to the community members at no cost.

### **Other Discussions**

Mike Cipko, of the Enclave, asked how the Fining Bylaws will pertain to the Enclave. Norm Hatch, Vice President, stated that the HAOWW is the master association and that they oversee the Enclaves Deed Restrictions. Mr. Cipko then asked about the \$1000.00 that Association was not going to pay the Enclave. At that point it was stated by Ambrose Tricoli, President, that this issue needed to be placed on the agenda for further discussion and that both Boards would meet to discuss this issue.

### **Discussion of Management Company**

Ambrose Tricoli, President, stated that the previous Boards have looked into management companies and they have been too expensive. Ambrose Tricoli and Norm Hatch met with a company and discovered that it is not as expensive as they assumed it would be. There would still be a Board of

Directors, but the company would take over the dues, non-construction payments, deed violations, fines and voting. This is an issue that will take further investigation and something that would have to be looked at very closely. Norm Hatch stated that there is allot of work being on the Board and that the Board members also have to be on the committees. There is just so much that the Board members can do and try and keep the cost down. The homeowners would have to double their dues, but that is still not as much as other developments are charging, to keep the quality of our community. It was also told to Norm Hatch that Woodland Waters pays the highest property taxes in Hernando County and yet we have the lowest dues in the county.

A motion was made to adjourn the meeting by Director, Josh Williams, which was seconded by Bobbi Callaghan, and the motion was carried.

The meeting was adjourned at 8:36 p.m.

Approved:

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Denise Jolliffe, Secretary

## MINUTES OF THE EMERGENCY MEETING

### OF THE BOARD OF DIRECTORS OF

### HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

JUNE 23, 2008

An emergency meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the residence of Ambrose Tricoli, President, 9465 Bearwalk Path, Weeki Wachee, Florida on June 23, 2008, at 7:10 p.m.

All seven members of the Board were present plus David Jolliffe from the LEC Committee and Mary Mazzuco, Nick Maroulis and Russ Coomer from the ARC Committee.

Ambrose Tricoli, President, stated that the meeting was being held to discuss the issue of sheds. There have been two sheds that were installed on Tooke Shore Drive without ARC approval. Ambrose Tricoli and Mary Mazzuco had discussed that homeowners spent a lot of money on their homes and yet they install inexpensive sheds that are not made of the same materials as the homes.

Norm Hatch, Vice President, stated that there were Architectural Guidelines dated August 20, 1992 that were done by the developer, Swartzel and two other gentlemen (Exhibit 'A'). This document is a corrected version of the original and goes into more detailed specifications. Norm Hatch then read item number 13. "Detached garages, workshops, utility buildings or any other structures on the lot must be of the same type design, construction, and color as the residence or, at a minimum compatible with the surroundings of the residence, and be approved by the ARC". Norm Hatch then read item number 17. "Exterior finishes of structures shall consist of cement block, brick, stone materials or wood or any combination of these materials. All cement block exterior walls shall be covered with stucco or any of the foregoing materials or combination thereof as approved by the ARC. All wood used on exteriors must be painted or treated". It was then concluded that since the beginning of the development of Woodland Waters sheds have been installed and that they have not been constructed of the same materials as the house. The existing sheds do match the homeowner's house per the color but not the materials.

Ambrose Tricoli, President, stated that he and Eldon Ward had a meeting with Atty. De Furio and Ambrose Tricoli specifically brought up the subject of sheds. Atty. De Furio stated that even though Mr. Schwartzel did not follow the ARC guidelines for the sheds, we can not make the homeowner take down their existing shed. We also can not deny a homeowner the right to put up a shed as this would be "Selective Enforcement" and if the HAOWW had to go to court the HAOWW would loose.

Norm Hatch, Vice President, stated that the ARC guidelines can be changed as long as they follow the

ruling of the Covenants. Nowhere in the Covenants is there mention of sheds. The Board can change the guidelines for sheds but can not change the guidelines for residences.

Bobbi Callaghan, Director, stated that she did some extensive research through Florida Statue 720 and found the following. On June 20, 2007 the State published a bill that changes many provisions of existing law that effect homeowners' associations. Exhibit 'B', Section 720.3035 ..... "If the declaration or other published standards provide options relating to the use of material size, design or location of any improvement, a homeowner's right to select from such options cannot be restricted. No policy or restriction that is inconsistent with published architectural standards may be enforced".

Josh Williams, Director, stated that he had read the ARC guidelines extensively and of the 23 items only item 13 deals with detached garages, workshops, utility buildings and the rest of the items deal with the primary residence. We all can interpret the guidelines differently. Josh has driven through the development and noticed sheds looked just like the residence and others that did not. He asked if approval was give for the sheds that did not match the primary residence.

Russ Coomer, ARC Committee member, said that he has been on the committee since the association was taken over from Swartzel. When ever an application for a shed was issued the committee went to the site to see the placement of the shed, what was the shape of the shed and how it was going to be landscaped. Russ also stated that some homeowners need sheds since they do not have basements to store their household goods and they are using their garages for that. He stated that the yellow shed was put up without approval and that it should be removed.

Mary Mazzuco, ARC Committee member, stated that the ARC Committee needs clarity on the guidelines. If the committee follows the guidelines as they are written now then all the other sheds in the area are in violation and should be taken down. Mary also addressed the issue of homeowners not applying for approval from the ARC. There are two homeowners on Whisper Ridge Trail that have installed sheds and did not get approval. Ambrose Tricoli, President, said that he would accompany Mary to see these homeowners, explain the ARC Guidelines and give them an application to get approval for their sheds. Ambrose Tricoli also suggested that Mary write an article in the next newsletter stating the procedure for getting approval from the ARC. It was also suggested that we now clarify sheds as utility buildings.

Norm Hatch, Vice President, suggested that we write a simplified version of the Deed Restrictions, per each phase, and send this out in the Annual Meeting packet. This would give each homeowner a better understanding of what is and is not allowed in their phase. Norm Hatch made a motion that the ARC Committee take the 16 year old guidelines and give the Board a recommended redraft of the guidelines for the Boards approval, which was seconded by Rod Walters, and the motion was carried. It was also suggested that a member of the LEC Committee help with the guidelines and have the guidelines reviewed by legal counsel. Norm Hatch made a motion that a true permanent Welcoming Committee to meet with new residents to give then their copy of the Deed Restrictions and ARC Guidelines and this would insure that the new homeowner now has knowledge of the workings of the HAOWW . This was seconded by Denise Jolliffe, and the motion was carried.

Ambrose Tricoli, President, then passed out a spreadsheet of all the checks that the Developer has written in 2001 through 2004. Exhibit 'C'. This information was tabulated by Diane Richards and Karen Tricoli. Ambrose Tricoli also passed out a 'Suggested List of Deed Restriction Violations to be Enforced With Fines'. Exhibit 'D'. This list was put together by Alex McLennan, a member of the Deed Restriction Committee. Ambrose Tricoli asked that each Board member review the lists and that there would be a discussion at a future date.

A motion was made to adjourn the meeting by Director, Rod Walters, which was seconded by Norm Hatch.

The meeting was adjourned at 8:25 p.m.

Approved:

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Denise Jolliffe, Secretary

MINUTES OF THE SPECIAL MEETING

OF THE BOARD OF DIRECTORS OF

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

AUGUST 14, 2008

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church in Wildwood, 10051 Country Road, Weeki Wachee, Florida on August 14, 2008, at 6:30 p.m.

All Board members were present except for Norm Hatch who has resigned. The President, Ambrose Tricoli, welcomed everyone to the meeting and announced that the meeting would be recorded. He further stated that all members were entitled to speak for 3 minutes on any item on the agenda.

The President, Ambrose Tricoli, called the meeting to order, and the reading of the minutes of the June 12, 2008, meeting was dispensed with, as all Board members had previously received a copy from the Secretary. The Secretary, Denise Jolliffe, made a motion to approve the minutes, which was seconded by Josh Williams, Director, and the motion was carried.

**Treasurer's Report**

The Treasurer, Jane Heid, read the Treasurer's report. The following items were addressed:

1. Exhibit A - In the checking account, there is \$6,358.02. In the savings account, which is a CD, there is \$15,512.34, which represents our uninsured casualty fund. In the Money Market savings account, there is \$20,845.08. Total Assets are \$42,715.84.
2. Exhibit B - The overall total expenses year to date are \$39,785.85

The Treasurer, Jane Heid, stated that Bank of America has approached her for the Associations business. Suntrust has stated that they will match anything that Bank of America offers. Denise Jolliffe, Secretary asked if Suntrust will wave the \$4000.00 minimum balance in the checking account and Suntrust will take the lump sum of all our accounts as long as they total \$10,000.00. Ambrose Tricoli, President, stated that this should be the Treasurers decision, but all the Board members stated that if the Treasurer is pleased with Suntrust then stay with Suntrust.

Bobbi Callaghan, Director, made the motion that we accept the financial report as submitted by Treasurer, Jane Heid, which was seconded by Rod Walters, Director, and the motion was carried.

## **COMMITTEE REPORTS**

### **Nominating Committee**

Karen Tricoli reported that she has 2 nominees for the October elections, Barbara Warren and Russ Coomer. The two candidates were interviewed by the nominating committee and their names were passed on to the Board for the ballot.

### **Lifestyles Enhancement Committee**

David Jolliffe stated that there was nothing to report.

### **Committee Reports**

#### **Architectural Committee Review**

Mary Mazzuco, reported on the following items.

1. Exhibit 'C' - Report on all applications for ARC approval from November 2007 to August 2008. There were 20

projects that were reviewed and approved except for 1 new home construction that has not been approved.

Jerry Schuetter's shed was granted a variance to keep his shed at its existing location due to the topography

of his lot. Schuetter has 30 days to landscape around the shed.

Sapp has built a deck without ARC approval and a letter has been sent for them to fill out the necessary paper-

work.

Jane Heid, Treasurer, informed Mary that DeLuca has not started construction and that she has sent a letter

for non-construction payment. The non-construct starts from February 29, 2008.



2. Exhibit 'D' - The revised ARC guidelines for the Board to review and approve. The biggest change is that they

separated the requirements for garages from sheds. The Board will review the guidelines and get back with

the ARC with the necessary changes.

### **Communications Committee**

Norm Hatch has resigned from the newsletter. The Board is looking for volunteers for the newsletter

### **Deed Restriction Committee**

Ambrose Tricoli, President, stated that there is an Appeals Committee consisting of two board members and one person from the Deed Restriction Committee. They now have the ability to levy fines up to \$1000.00 on violations of deed restrictions. There are now 9 foreclosed properties in Woodland Waters. The Hedick property on Wilderness Trail went up for a tax sale. Countrywide Mortgage bought the house and they are responsible for the upkeep of the house. Ambrose Tricoli suggested that we send them a letter fining them and all the members of the Board agreed.

### **Qualified Property Management Presentation**

Harry Burnard, owner of the company gave the Board and homeowners a presentation of his company. His company is 25 years old and has 175 employees and is the largest management firm in Hernando and Pasco Counties. They use Colonial Bank, which is used by 80% of the management companies. They use the TOPS tracking system that handles violations, financials, delinquencies, liability issues, mailings for annual dues and annual meetings. They provide monthly managers report that show financial report and violations. QPM brings the resources (ex. attorneys, insurance, and maintenance) to the associations so that they can make executive decisions based on money and product. They also keep away the liability issues from the association. They have the attorneys that finance the association's lawsuits. Harry gave some examples on how they handle violations, delinquencies and bids for maintenance work and work with the attorneys.

After Harry had left some homeowners ask how much QPM would cost. Ambrose Tricoli, President, stated that it would cost each homeowner \$8.00 per month.

### **Annual Meeting Preparation**

Jane Heid, Treasurer, stated that she is working on the 2009 budget. IF we keep the dues at the \$143.00 that was for 2008 there would only be a surplus of \$200.00 per month. Jane stated that this would not be enough to see the Association thru next year if there was an emergency issue. Jane is still waiting

for the budget from the LEC Committee. Ambrose Tricoli stated that the Board would review and discuss the budget via email.

The location and time for the meeting will be the same as last year. Denise Jolliffe, Secretary, was nominated to vote for the proxies. Tom Richards and Ambrose Tricoli will approach Publix to provide the food. Mary Mazzuco, Diane Richards and Karen Tricoli volunteered to do the sign-ins.

### **Camp-A-Wyle Cell Tower**

Ambrose Tricoli, President, stated that the cell tower was approved by Camp-A-Wyle and they would be collecting \$1800.00 to \$2000.00 in revenue each month. The tower will look like a flagpole and they the only homeowners that might see the tower are those that live on Waters Edge Court.

A motion was made to adjourn the meeting by Director, Josh Williams, which was seconded by Jane Heid, Treasurer, and the motion was carried.

The meeting was adjourned at 8:20 p.m.

Approved:

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Denise Jolliffe, Secretary

HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

NINETEENTH ANNUAL MEETING

OCTOBER 9, 2008

The nineteenth annual meeting of the members of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church of the Wildwood, 10015 Country Road, Weeki Wachee, Florida on October 9, 2008 at 6:30 p.m. President Ambrose Tricoli opened the meeting with the Pledge of Allegiance. He welcomed everyone and announced that all members were entitled to speak for up to 3 minutes on any item posted in the agenda.

Mr. Tricoli then asked if there was any old business. Jane Heid moved to ratify the appointment of Brenda Elias to the Board seat vacated by Norm Hatch and to have it entered into our records. Rod Walters seconded the motion. The Board of Directors voted unanimously in favor, and Mr. Tricoli welcomed Brenda to the Board.

Josh Williams read the minutes of the eighteenth annual meeting, dated October 11, 2007. A motion was made by Jane Heid to approve the minutes and it was seconded by Bobbi Callaghan and the motion was carried.

The financial report for 2007 was given by Treasurer Jane Heid. This was for the period ending December 31, 2007. At the end of December we had \$73,218.73 in Association dues; \$10,000.00 in non-construct fees; and \$3,132.60 in mediation fees, for a total of \$86,351.33. Our operating expenses were: advertising-\$489.40; bank charges-\$95.00; business gifts-\$163.78; legal fees-\$4,165; lawn maintenance-\$47,860.70; insurance-\$3,602.29; mediation expense-\$720.00; office supplies-\$289.44; printing and reproduction-\$3,602.28; taxes-\$979.74; meeting expenses-\$736.71; postage-\$366.77; storage rental-\$700.33; repairs and maintenance-\$424.56; misc. supplies-\$794.18; utilities-\$6,339.63. This gave us a total operating cost of \$73,868.11. The gross profit operating income we had left over was \$15,483.22. To that we added interest income of \$1,126.69. This leaves \$6,609.91 profit. The current assets at the end of December are: \$14,815.51 in a CD at Sun Trust Bank; \$30,267.03 in checking; \$5,808.07 in savings. Total assets are \$50,890.61. Jane stated that many members pay their dues in December and that is why we have so much money showing in December.

President Tricoli asked if there were any questions concerning the budget. One resident asked why lawn maintenance was so high. Ambrose explained this figure includes more than grass cutting. It included tree cutting and trimming, pond upkeep, pump repair, etc. The actual lawn cutting was \$2,025.00 per month. The utilities expense covered streetlights, pump in pond, and sprinkler system.

Secretary Denise Jolliffe gave the attendance report. She explained to the members that it was her

responsibility to see that we meet a quorum in order to proceed with the meeting. This had been achieved. We had 117 proxies and 49 present. This gave a total of 166. We needed to have 123 to reach a quorum, which is 30% of 410 members. Denise and her volunteers then were excused to count the votes for Board elections.

Jane Heid was then called on to give the 2009 budget review. She indicated to the members that the dues may have to be increased by \$14.00 this coming year to meet expenses and not deplete our funds. Utilities and other expenses are on the rise. She did point out that the Board has not made a final decision on the increase. The Board will make every effort to conserve.

The figures she was about to give would reflect anticipated increases. Member assessment-\$64,370.00; non-construct fees-\$6,000.00; interest earned-\$450.00; misc. income-\$150.00; advertising income-\$500.00; and we have the CD-\$15,513.00. Total operation revenue would be \$86,983.00. Our total operating expenses for the coming year are projected to be: maintenance of common areas-\$28,500.00; \$300.00 was allocated for the front entrance; \$1,350.00 for the boat area and lakeside park; \$300.00 for the tennis park; \$1,100.00 for beautification and misc.; \$2,200.00 for tree trimming; \$800.00 for irrigation repairs; \$1,000.00 for equipment repairs; \$7,800.00 for utilities; \$3,500.00 for insurance; \$300.00 for accounting; \$9,000.00 for attorney fees; \$2,000.00 for office expenses which includes postage and phone; \$325.00 for federal taxes; \$1,000.00 for real estate taxes; \$350.00 for meetings; \$500.00 for west side maintenance; \$2,500.00 for printing; and \$630.00 for storage rental fees. This is a total of \$67,155.00. The cash carried forward would be \$19,828.00 (this includes the CD).

Ambrose Tricoli asked if there were any questions pertaining to the budget. A member asked why the legal fees were projected at so much more than the previous year. It was explained that this was due to arbitration with the Enclave, and it is anticipated that the situation will be ongoing in the coming year.

Another resident asked why we rent a storage facility. Ambrose explained it is for keeping records, files and equipment belonging to the Association.

Resident, Sean McVicker, asked how we solicit bids and who determines who gets awarded the contract for our lawn maintenance? Ambrose explained that we have to get bids for any contract that exceeds 10% of our budget. We don't need to necessarily accept the lowest bid, as several factors enter into it. As far as for the lawn maintenance, the LEC reviews the bids and makes its recommendation to the Board.

Dave Jolliffe gave the report for the Lifestyle Enhancement Committee (LEC). He reported that the planting of the bushes along the boulevard is complete. A drip watering system had been added, followed by mulching and fertilizing. The committee installed new solar lights at the back of the mailboxes on Woodland Waters Blvd. The irrigation pump was replaced this year. The mailbox centers were repainted with marine paint. Dave also noted that resident Lou Rivera donated the labor to have this done. Dave told the membership that the Annual Clean-up and Holiday Picnic will be held on December 6, 2008. He asked for any volunteers to help with the holiday decorating to see him after

the meeting. He also reported that we had several birds nesting in the birdhouses that his committee has built. Dave asked for any woodworking enthusiasts to please volunteer with this ongoing project.

Karen Tricoli gave the Nominating Committee Report. She asked for volunteers to serve on her committee. She stated there were 2 candidates that went before the committee this year to fill the 2 Board vacancies. They were James (Russ) Coomer and Barbara Warren.

Jane Heid was called on to give the Communication Committee Report. Bobbi Callaghan first asked to speak. She wanted to thank Jane for doing such a great job with the newsletter after that position was vacated. It was noted that Jane did this entirely by herself. Jane then asked for any help in writing or constructing the newsletter.

The chairman of the ARC, Mary Mazzuco was unable to attend the annual meeting. That report was given by committee member, Russ Coomer. He said the committee had 24 requests for approval and granted 23.

Ambrose Tricoli gave the Deed Restriction Committee report. They had 3 meetings this year. The amendment for the right to fine for violations was passed earlier this year. If a resident has a complaint concerning a violation it must be submitted in writing.

Member, Alex McClennan asked if the date of the annual meeting could be changed to later in the year so that we would not have to do so much "projecting" on the future budget. Jane Heid responded by stating that if we do this, we would have to get the approval of all the phases at a cost of about \$1,500.00 per phase. After further discussion, it was decided to table this for a future meeting.

Secretary Denise Jolliffe was called on to give the results of the election. James Coomer received 144 votes, Barbara Warren received 133. There were two write in votes. One for Russ Coomer (which is James) and the other was for Denise Jolliffe. Barbara Warren and James (Russ) Coomer were congratulated and welcomed to the Board.

President Ambrose Tricoli announced that we had refreshments donated by Publix and if there were any questions before adjourning.

A resident asked about the progress of the cell tower to be built at the neighboring campsite. Ambrose explained that it will be disguised as a flagpole and should only be visible to a couple of homes on Waters Edge. The Board does not object to it. He stated that if any individual members objected they could attend the hearings, which have not been announced yet.

Treasurer Jane Heid presented departing Board members, Denise Jolliffe (secretary) and Ambrose Tricoli (president) with a gift of appreciation from the Association for all their hard work and dedication they have put forth during their service to the Homeowners Association of Woodland

Waters, Inc.

Josh Williams moved to adjourn the meeting, which was seconded by Bobbi Callaghan. The motion was carried. The meeting was adjourned at 8:04 p.m.

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BOBBI CALLAGHAN (Secretary)

MINUTES OF THE MEETING  
OF THE BOARD OF DIRECTORS OF  
THE HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.

OCTOBER 9, 2008

A meeting of the Board of Directors of the Homeowners Association of Woodland Waters, Inc. was held at the Christian Church of the Wildwood, 10051 Country Rd. Weeki Wachee, Florida on October 9, 2008 at 8:30 p.m. The Treasurer, Jane Heid welcomed everyone to the meeting and announced that the meeting would be recorded.

All the members of the Board of Directors were present.

The purpose of the meeting was to hold the election of officers for a one-year term. Brenda Elias nominated Jane Heid for President and Barbara Warren seconded the nomination. The motion was carried. A motion was made by Rod Walters to nominate Josh Williams for Vice President. Brenda Elias seconded the motion and the motion carried. Bobbi Callaghan nominated Barbara Warren for Treasurer. The motion was seconded by Russ Coomer. The motion carried. Josh Williams nominated Bobbi Callaghan for Secretary. Brenda Elias seconded the motion. The motion carried.

After the voting Bobbi Callaghan made the suggestion that the Board hold periodic workshops to familiarize the Board with such things as Parliamentary Procedure and to prepare for upcoming meetings. All members agreed.

Josh Williams made the motion to adjourn the meeting. The motion was seconded by Bobbi Callaghan. The motion carried. The meeting adjourned at 9:05 p.m.

BOBBI CALLAGHAN (Secretary)

**MINUTES OF THE MEETING**  
**OF THE BOARD OF DIRECTORS OF**  
**THE HOMEOWNERS ASSOCIATION OF WOODLAND WATERS, INC.**

**December 11, 2008**

A meeting of the Board of Directors of the Woodland Waters Homeowner's Association, Inc. was called to order at 6:30 p.m. on December 11, 2008, at the Christian Church in the Wildwood, at 10051 Country Road, Weeki Wachee, Florida. President Jane Heid welcomed everyone and stated that the meeting would be recorded. She also stated that all members were entitled to speak for three minutes on any item on the agenda. All members, except Treasurer Barbara Warren were present. The meeting began with the Pledge of Allegiance.

The reading of the minutes of the October 9, 2008 meeting was dispensed with, as all Board members had previously received a copy from the Secretary, and they would be posted on the website. It was moved and seconded to accept the minutes into the record. Motion carried.

Jane Heid gave the Treasurer's report. She stated that dues for the coming year were reflected in the figures at hand. She explained that the Treasurer was now using a new computer accounting program and it still needs adjusting. The trial balance as of 12/09/08 was \$143,901.00 (Exhibit A). The entire report is to be listed on the website. Russ Coomer moved that we approve the report. Brenda Elias seconded the motion. It was entered into the record.

**ARC Report**

Mary Mazzuco provided a written report (Exhibit B) of the year-to-date activity. She noted that a 6-foot rear fence for 10119 Shortleaf Ct. was approved by her committee due to the problem of the rear neighbor's barking dogs.

Mary requested ten business days for ARC to make any decisions. She also requested that only qualified people be seated on ARC. She also asked that the committee only meet when it had business before it, instead of on a monthly basis.



## LEC

Dave Jolliffe stated that the roof of the pavilion in the picnic area has been replaced. The Community Clean-up and Picnic had been successful. He thanked all who turned up to help with the weeding, clean-up, and holiday decorations. Photos were taken and will be submitted to the newsletter.

Jane Heid announced there was no report from the Nomination Committee. Karen Tricoli has resigned, and Natalie Gillespie will now chair that committee.

Jane stated that Barbara Warren would chair the Welcoming Committee. Ambrose Tricoli has resigned from the Deed Restriction Committee. Jane Heid and Rod Walters will temporarily head this committee until a new chairman is found.

Josh Williams is in charge of reporting street light outages to the electric company.

Debbi Rubrecht is the present co-coordinator for the Crime Watch Committee.

Bobbi Callaghan is to look into forming a Social Committee. If anyone is interested, please contact her.

Jane Heid is heading the Communications Committee and Barbara Warren will be assisting her. Anyone choosing to submit articles or advertisement in the newsletters please contact either of them.

Brenda Elias gave a report on the lawn maintenance bids. We received about 12 bids in response to our ad in the paper. It was narrowed down to 4 finalists. The one major deciding factor was how much the company would charge hourly for work outside of the contract parameters. The company they recommended gave the rates of \$17/hr. from between 8p.m. and 8.a.m., and \$14.50/hr. between the hours of 8.a.m. and 8.p.m. They also stated they were available 24/7 for emergencies. All licensing, insurance, and bonding requirements were met. Rod Walters moved that we vote to award the contract, commencing January 2008, to Bogen Property and Maintenance. Bobbi Callaghan seconded the motion. The Board voted unanimously in favor.

President Jane Heid stated that the Board of Directors had established general guidelines for each of the committees. They are as follows:

1. Committees must hold regularly scheduled meetings that are open to any member of the Association.
2. Each committee will have at least one Director as a member.

3. Each committee chairperson will report to the Board of Directors after each meeting on all committee business. This may be done by phone or email. This is to aid the Board in any applicable decision.
4. The Board is to be informed of all ARC and Deed Restriction Committee decisions promptly.
5. It is to be noted in any ARC or Deed Restriction correspondence that the homeowner has the right to appeal any of their decisions to the Board of Directors or the Appeals Committee.
6. Committee members understand that the Board of Directors makes final decisions including, budget and expenditure matters, approval or decisions governing homeowner matters, including ARC and Deed Restriction guidelines.
7. Only the President, Secretary, or designated authority has the ability to enter into a contract for goods and services. This will be done with the advisement of the appropriate committee.
8. Only the designated Board Director is to contact the attorney if legal guidance is required.
9. The Board of Directors must approve any correspondence representing Woodland Waters Homeowner's Association, Inc.

Brenda Elias moved to table committee guidelines. Bobbi Callaghan seconded the motion. Motion carried.

Mary Mazzuco suggested putting time limits on construction projects and site inspections.

Jane Heid made note that sheds are NOT limited to timberline or tile roofs according to the deed restrictions. They may include metal or shingle roofs. Dimensional and tile roofs pertain only to homes and garages. There is now an appeal before the Board for the residents of 9427 Tooke Shore Drive to have a metal-roofed shed. Bobbi Callaghan moved to approve the appeal and Russ Coomer seconded the motion. Motion carried and it was entered into record.

After discussion of revising ARC guidelines, Brenda Elias moved to leave original ARC guidelines as they stand. Bobbi Callaghan seconded the motion. The motion carried and entered into record.

No other business was presented to the Board. Josh Williams moved to adjourn the meeting. Russ Coomer seconded the motion. The motion carried.

The meeting adjourned at 8:35 p.m.

Bobbi Callaghan, Secretary