

## WOODLAND WATERS HOMEOWNERS ASSOCIATION MEETING

February 12, 2015

The meeting was called to order by President Jane Heid at 6:30 P.M. at the Forest Oaks Lutheran Church located at 8555 Forest Oaks Blvd, Spring Hill, FL 34606. In attendance were: President Jane Heid, Treasurer Cathy Davidson, Secretary Tony Davidson, Directors: Russ Comer, and Joe Weston.

The minutes and the financial reports were read. A motion was made by Director Russ Comer to accept the minutes and financials – Joe Weston seconded and the reports are entered into our records.

L.E.C. – Russ Coomer reported that they are working on removing the brush by the waterfall, which is almost complete. They will start on the North front entrance removing the old juniper shrubs and when the front of the community is finished, they will start on the tennis court resurfacing and installing some basketball hoops and repairing the gazebos. We have received several requests for these repairs to be done soon. Russ made and installed new bulletin boards at each mail station, as the old boards were in dire need of repair.

A.R.C. – Mary Mazzuco reported that in January and February there have been 3 sheds, a dog run, 2 fences and 2 exterior repaints approved. Russ made a motion to accept the ARC report and was seconded by Tony.

Welcome Committee – Deb Coomer reported that there were 39 new members plus 6 in the Enclave in 2014.

New Business – A member requested to have the Hernando School Board Rezoning addressed to the membership as it would have a great impact on all our property values should the School Board vote on sending our community to the schools miles away instead of being able to school our children to Winding Waters only a few miles down the road.

-Another question was asked if we could address the speeding on Woodland Waters Blvd, especially on the curve by the mailboxes and in front of the sales office at the front entrance.

A motion was made to adjourn the meeting by Russ Comer and seconded by Joe Weston. The meeting adjourned at 7:45 PM.

Meeting Minutes – April 9, 2015 Homeowners Association of Woodland Waters, Inc.

WELCOME: Deb Coomer reported that the Welcoming Committee is up to date. But several homes have been recently sold. Will update at the next meeting.

NEW BUSINESS: A thank you goes out to Karen Hawkins-Silvera and Russ Coomer for their work on the bulletin boards. Russ completely restored the boards and Karen is doing the decoration and updates.

----The School Board has been working on a re-zone for the entire county. Homeowner, Beth Naverud has attended the past meetings and will continue to update the Board.

----Joe Weston requested a detailed proposed budget for the October 2015 meeting, a break-down list that shows how all the funds will be distributed. Joe's request was answered that we already do this at the Annual Meeting and will also go over the expenses to date for our current year. The ballots include a proposed budget included for the upcoming year.

---There has been an increased Sheriff's Department presence the past few months.

ARC: Russ Coomer gave the ARC report. The timers on the lights at the entrance needed to be changed for the daylight savings time. Russ Coomer to look into putting in photo-electric cells so they come on at dusk and off at dawn.

A motion was made by Joe Weston to adjourn, seconded by Tony Davidson. The meeting was adjourned at 7:25 PM.

## **Woodland Waters Home Owners Association Meeting minutes for October 8, 2015**

- Board attendees: Jane Heid, Russ Coomer, Cathy Davidson, Joe Weston, Jim Devorak, Jim Silvera
- 6:35pm meeting start with Pledge of Allegiance led by Jane Heid
- Cathy Davidson read the minutes from the previous HOA meeting
  - o Minutes motioned to be accepted into record by Joe Weston and Jim Devorak
- Home owner Michelle Biel reviewed the rezoning proposed by Hernando County Schools and was happy to confirm that the children in the community will remain zoned for Winding Waters K-8 and Weeki Wachee High School. The community was well supported in this effort by Jane Heid and Michelle Biel.
- Cathy Davidson reviewed the financial statement for the previous 2014/2015 year.
  - o Financial statement motioned to be accepted into record by Jane Heid and Joe Weston
- Review of budget for 2016 was passed out to all attendees and reviewed by Jane Heid.
  - o Joe Weston also highlighted several items on the budget.
  - o Question was asked for how many non-construct's were left in the community? Answer – 17.
  - o 2016 budget motion to be accepted into the record by Joe Weston and Jim Silvera
- Jane Heid asked for a moment of silence in honor of HOA Vice President Brenda Elias who had recently passed away.
- Russ Coomer reviewed the improvements around the community including:
  - o Refinished Tennis Court and adjoining picnic area
  - o Due to occasional vandalism both the boat ramp and Tennis court are under photo surveillance.
- Welcome committee delivered flowers and community HOA information to 24 new residents in the previous year.
  - o Question was asked do we welcome renters? Answer – No.
- Mary Mazzuco reviewed the ARC requests and reported 25 requests for the previous year.
- Jane Heid recognized Karen Silvera for assisting with the community bulletin boards.
- Jane Heid presented Tony Davidson with a clock for his service as a previous board member.
- Home owner asked about the canoe that was being stored at the boat ramp? Russ Coomer will check on it and take the appropriate action.
- Home owner asked about the black asphalt driveway and wanted to know if it was against the community regulations. Jane Heid answered that the asphalt driveway was not approved and had been turned over to the communities attorney.

- Home owner asked if the HOA dues would remain the same for 2016? Answer – Yes.
- HOA Board Election results:
  - o Jane Heid re-elected as board member
  - o Jim Devorak re-elected as board member
  - o Victor Schledt elected to the board
- Jane Heid motioned for adjournment of the meeting and unanimously accepted.

**Executive Officer Election  
by Woodland Waters Board Members  
October 8, 2015**

- Board members in attendance: Jane Heid, Russ Coomer, Cathy Davidson, Joe Weston, Victor Schledt, Jim Silvera
- All the following were unanimously approved by attending board members:
  - o President – Jane Heid
  - o Vice President – Russ Coomer
  - o Treasurer – Cathy Davidson
  - o Secretary – Jim Silvera