

Woodland Waters Home Owners Association

Board Meeting – January 11, 2018

The January meeting of the Home Owners Association of Woodland Waters was held on Thursday, January 11, 2018 at the Marine Corps League Detachment #708 at Sunshine Grove Road, Brooksville, FL. The meeting was called to order by President Jane Heid at 6:30 P.M. All in attendance then recited the Pledge of Allegiance. In attendance were: Jane, Russ, Theresa, Jim D, Tony D., Kristen, bookkeeper and Cathy arrived late.

The minutes of the November meeting were read by Jane. A motion was made by Russ, seconded by Jim D.

L.E.C.....Russ is asking for assistance in taking down the holiday decorations at the U.S. 19 entrance. Some plants will need to be replaced at the entrance. Russ will evaluate after the cold weather threat is over in the Spring. Dave J advised to cut them back and that they should regrow. Some residents have complained that the lighting is poor at the mail boxes and that there are no trash cans. The Board has addressed these issues before. Lights get stolen/broken, and garbage cans accumulate pet refuse. Suggestion boxes were attached to all the bulletin boards, but they only accumulated trash. Suggestions would be accepted anytime during the monthly meetings. Please come and let your suggestions be heard. We are still seeking volunteers for various committees. Russ to get several more estimates to clean & paint all 3 mailbox stations. The board has received several complaints that they are looking poorly.

A.R.C.....Russ reported that he has received several complaints on the "Rubbermaid" sheds residents have in their yards. All sheds must meet Hernando County requirements minimally. Board will schedule a workshop to update requirements for the ARC Guidelines. He also heard complaints on an opaque fence around a pool in the Enclave. Observations were made by several residents that there is an oversized builder sign on the lot at the corner of Whisper Ridge & Southern Breeze. Russ to address with the builder. Also, he will contact Swartzel about the large pane of glass and concrete left behind after the removal of the old sales building. One fence received the A.R.C. approval for last month.

DEED RESTRICTIONS.....Russ will speak to the home owner on Warm Wind Way about repairing the tire ruts on the side of the pavement from a stuck vehicle.

The Treasurers Report was read by Jane. As of January 11, 2018, assets total \$185,348.62. Total income from January thru December 2017 totals \$119,811.48. Total expenses \$104,519.86. Net income \$15,291.62. A motion was made by Russ to accept the report, Theresa seconded.

NEW BUSINESS.....Jane received complaints on the residents notice boards at the mailboxes. The cork has been lifting/loose/coming off. Signs on boards to go up about speeding on the Boulevard. Many cars exceed the 30 MPH limit. Jim D. to investigate on increased Sheriff's Office presence to address speeding. Jane addressed the board about meeting quorum. If less than 4 directors are in attendance, there is NO meeting. That is the law.

The following Resolution written by the HOA Attorney was read again regarding the Annual Meeting. Further information for the Annual Meeting was discussed as the Annual Meeting had to be cancelled due to an insufficient quorum.

A motion was made by Cathy to adjourn, seconded by Theresa. Meeting was adjourned at 7:30 P.M.

Woodland Waters Home Owners Association

Board Meeting – February 8, 2018

The February meeting of the Homeowners Association of Woodland Waters was held on Thursday, February 8, 2018 at the Marine Corps League Detachment #708 at 8405 Sunshine Grove Road in Brooksville, Fl. The meeting was called to order by President Jane Heid at 6:35 P.M. All in attendance then recited the Pledge of Allegiance. In attendance were: Jane Heid, President, Russ Coomer, Vice-President, Cathy Davidson, Secretary-Treasurer. Directors: Tony Akers, Tony Davidson and Theresa Tyner. Absent was Jim Devorak.

The minutes of the January meeting were read by Cathy. A motion was made by Russ to accept the minutes and seconded by Tony A.

L.E.C.-----Russ reported that solar motion lights have been installed at 2 of the 3 mailbox stations. Cleaning and painting of all mailbox stations is coming up in March. Russ thanked Sam for helping take down the Christmas decorations at the front entrance and placing them in the storage unit. Russ discarded some older and non-working lights. He and his wife Debbie, also donated hundreds of icicle lights for this year's display. Thanks to you both! Theresa to contact Swartzel to inquire on clean-up of the old sales office site.

A.R.C.-----One shed approved for February.

DEED RESTRICTIONS-----Russ to speak with a builder to remove the 4X8 sign on Whisper Ridge. Attorney to send a letter if not removed soon.

WELCOME----No visits in January. One coming up in February. Debbie is asking for volunteers to help greet new home owners and welcome them to our community.

The Treasurers report was read by Cathy. From January 1-February 7, 2018.....assets total \$199,119.77, total income \$41,902.84, expenses \$5,891.41, net income \$36,011.43. Theresa made a motion to accept the report as read, Russ seconded.

An update on the abandoned house on Warm Wind Way. The county building department has deemed the structure unsafe and should be demolishing it soon. Court date is tentatively set for February 21st.

NEW BUSINESS-----Home owner Barb Miller provided information to the Board on adding a pickleball court to the tennis court area for the residents. She provided the Board with diagrams and information about the game and equipment. Several board members met at the tennis court area to see how the layout might work.

A motion was made to adjourn by Cathy and seconded by Theresa. The meeting was adjourned at 7:20 P.M.

Woodland Waters Home Owners Association Board Meeting – March 8, 2018

The Woodland Waters Homeowners Association March board meeting was held on Thursday March 8, 2018 at the Marine Corps Detachment at 8405 Sunshine Grove Rd, Brooksville, Florida. The meeting was called to order by President Jane Heid at 6:30 P.M. The Pledge of Allegiance was recited by all in attendance. Board members in attendance were: Jane Heid, President, Theresa Tyner, Vice-President, Cathy Davidson, Secretary-Treasurer, Directors Russ Coomer and Tony Davidson. Absent were Jim Devorak and Tony Akers.

The minutes of the February meeting were read by Cathy. A motion was made by Tony D. to accept the minutes. Seconded by Theresa.

L.E.C.-----Russ reported that 40 sprinkler donuts had been taken from the front entrance and were broken all over Woodland Waters Blvd on February 23rd. Russ, Debbie and several residents cleaned-up the debris off the roadway. Seven broken sprinkler heads also needed replacement. Several gutters from the mailbox stations were also taken down. If anyone has any knowledge of who did the damage, please notify any member of the Board. Russ reported that the cleaning and painting of all 3 mailbox stations will be completed by March 11th. The new bulletin boards for homeowner notices will go up after the cleaning and painting is completed. The new pickleball courts have been taped off at our tennis court recreation area on Ramble Ridge. Signs to be posted on the bulletin boards for homeowners to contact their representative for their Phase, to get the key for the nets/balls/paddles. Keys need to be turned back in after play is completed. The Board will be researching the cost to put up lights and cameras.

A.R.C.-----Russ reported that one fence and 1 shed were approved for March.

DEED RESTRICTIONS-----Russ is requesting at least 4-5 volunteers to be on the deed restriction review committee. The attorney will be sent 2 homes with unresolved deed restrictions for March. One home on Tooke Shore that has a chicken wire fence will be addressed. The county will be mowing the high grass around the Warm Wind Way home that was torn down.

TREASURERS REPORT-----Cathy presented the treasurers report for the year to date, March 8th. Income \$49,536.39, expenses \$8,572.56, total assets \$204,331.57. Dues paid so far in 2018 are 385, still waiting on another 25 to be paid. A motion was made by Russ to accept the report as read, seconded by Theresa.

NEW BUSINESS-----Thanks to Mike and Beth for picking up trash along Woodland Waters Blvd

and the front entrance. April 21st was the tentative date set for the Spring Fling 2018. Further discussion at the April board meeting. Further discussion to be had on the Phase 1, 30-year renewal that is coming up. Concerns vocalized by Board members on the lots adjoining the entrance to our development. Now that the sales office is gone, what's next? Conversation to be had with Swartzel at a future date.

A motion was made by Cathy to adjourn, seconded by Tony D. The meeting was adjourned at 7:50 P.M.

Woodland Waters Home Owners Association

Board Meeting – April 12, 2018

The Woodland Waters Home Owners Association April board meeting was held on Thursday, April 12, 2018 at 6:30 pm at the Marine Corps League Detachment #708 at 8405 Sunshine Grove Road, Brooksville, Fl. The meeting was called to order by President Jane Heid at 6:30 P.M. All in attendance recited the Pledge of Allegiance.

Board members in attendance were: Jane Heid, Theresa Tyner, Cathy Davidson, Russ Coomer, Tony Davidson and bookkeeper Kristin. Absent were: Tony Akers, Jim Devorak.

Cathy read the minutes of the March Board Meeting. A motion was made by Russ to accept the minutes, seconded by Theresa. Minutes were entered into record.

A.R.C.-----The committee approved: 1 fence and 1 application was rejected & sent back for revision.

L.E.C.-----New bushes have been planted along Woodland Waters Blvd. Bob, Gaye, Gerard, Richard and Steve all helped with the plants & mulch. Russ reported that the sprinklers on the Boulevard are on every evening until plants are established. The U.S. 19 entrance is being spruced-up. Light will be added to accent the stone wall on the north side waterfall.

DEED RESTRICTIONS-----The Deed Violation Committee went with Russ on April 12th to review the community. Eighteen violations were noted. Russ reported that 3 violators have been turned over to the attorney.

WELCOME-----Six homes were visited, 3 more to go.

TREASURERS REPORT-----Cathy presented the report for the year to date, April 10, 2018. Total income \$52,985.78. Expenses \$20,021.31. Net income \$32,964.47. Assets in checking and money market \$196,175.21. A motion was made by Tony D. to accept the report as read, seconded by Russ. The treasurers report was entered into record.

SPRING FLING-----Russ has reserved the port-a-potty and wash station for the Spring Fling on Saturday, April 12th. Volunteers will be placing flags along Waters Edge Ct. to keep cars from parking on lawns. A table will be set up to sign in home owners and hand out raffle tickets for the door prizes. Signs will be placed throughout the community with balloons attached on Friday the 11th.

NEW BUSINESS-----Home owner Bradley Kaiser spoke to the Board about the shed that is not in compliance with the deed restrictions. Home owner agreed to fill out the proper paperwork

and submit it to the A.R.C. Home owners Sam and Steve offered assistance. Update to occur to the Board by May 12th.

Sabrina and Shannon from Dynasty Collision and Auto Repair were in attendance to offer a free oil change coupon to any of the residents in the Woodland Waters community. Their business just opened at 11251 Commercial Way.

A request was made for the Board to review the procedure for the Phase One Association Renewal. A discussion will be had at a future meeting.

Cathy made mention that several directors have had multiple absences and have other commitments causing their absences.

Notices to go onto the community bulletin boards for any home owners wishing to be on the ballot as a candidate for the Board, for the October elections.

Cathy made a motion to end the meeting, Russ seconded. The meeting was adjourned at 7:33 P.M.

Woodland Waters Home Owners Association

Board Meeting – May 10, 2018

The Woodland Waters Home Owners Association May of 2018 meeting was held Thursday, May 10, 2018 at the Marine Corps League Detachment #708 at 8405 Sunshine Grove Road in Brooksville, Fl. The meeting was called to order by President Jane Heid at 6:40 P.M. Jane, then led all in attendance in the Pledge of Allegiance. In attendance were: Jane Heid, President, Theresa Tyner, Vice-President, Cathy Davidson, Secretary/Treasurer, Russ Coomer, Jim Devorak, Tony Akers and Tony Davidson.

The minutes of the April 12, 2018 meeting were read by Secretary Cathy Davidson. A motion was made by Tony Akers to accept the minutes. Seconded by Tony Davidson. The minutes were entered into record.

L.E.C.-----Russ Coomer reported that several bushes planted down Woodland Waters Blvd. have been drying out. He has been going out at least once a day to hand water them. One pine tree west of the mailboxes on Woodland Waters Blvd. is dead. Russ has made contacts to have it removed.

A.R.C.-----One shed pending county & A.R.C. approval, 1 shed application rejected, 1 fence pending. Several violations from April have been addressed and homeowners are now in compliance.

DEED RESTRICTIONS-----Committee members met and toured the community and found 24 homes with violations. Letters will be sent out to advise homeowners of the violations and that they have 14 days to comply.

WELCOME-----Reported that 3 homes had been visited in April.

TREASURERS REPORT-----Treasurer Cathy Davidson reported that from January 2018 thru May 8, 2018, total assets of checking and savings were \$188,436.75. Total income of \$52,678.54, total expenses of \$27,609.53, net income of \$25,069.01. A motion was made by Tony Akers to accept the report. Seconded by Tony Davidson. The report was entered into record.

Positive comments were made about the Spring Fling 2018. We had a good turnout of homeowners, the weather was nice, the food good. Thanks to all for your help!!

NEW BUSINESS-----Jane noted that several homeowners have gone to the county and joined multiple lots together as one parcel. By our by-laws, they are still considered individual lots and are subject to dues individually.

The Board is accepting applications for homeowners wishing to be on the Board or various committees. Two applications have been received so far.

A discussion was had about possibly having some food at the upcoming Annual Meeting. A motion was made by Tony Akers to provide food, Theresa Tyner seconded.

Multiple complaints of ATVs and golf carts driving thru the community. By our bylaws and county law, only licensed vehicles are allowed to operate on county roads. Notices to be posted to remind residents.

Asking for volunteers to be on the Mediation Committee. There are only 3 people and we need at least 3 more.

A discussion of how we are to proceed with the Phase One remaining in the Association was had. Our attorney is working on a draft and will have more information at a later meeting. A discussion was had on shed/outbuilding descriptions. County laws are minimum requirements. Speeding has become excessive within the community. **PLEASE, slow down.** Theresa Tyner has been conversing with our developer about possibly acquiring a few acres that he may sell to our homeowner's association. A motion was made by Cathy Davidson to adjourn, seconded by Jim Devorak. The meeting ended at 8:15 P.M.