

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

April 9, 2009

A Meeting of the Board of Directors of the Woodland Waters Homeowners' Association, Inc. was called to order by President Jane Heid at 6:40 pm on Thursday, April 9, 2009 at the Christian Church in the Wildwood, at 10051 Country Road, Weeki Wachee, Florida. She welcomed everyone and stated the meeting will be recorded. The meeting opened with the Pledge of Allegiance.

First on the agenda was the reading of the minutes of the meeting held February 12, 2009 by Secretary, Bobbi Callaghan. Russ Coomer moved to approve the minutes and it was seconded by Brenda Elias. The motion was carried and entered into record.

Next on the agenda was the Treasurer's report given by Barbara Warren. She stated we have approximately \$70,000.00 in the bank with the money market account combined with the checking account.

We still have fairly large outstanding receivables of annual dues in the amount of \$4,791.00. Some of that may not be collected and may have to be written off due to foreclosures and bankruptcies. We have received \$5,000.00 in non-construct fees out of a total of \$26,000.00 that has been billed.

Jane Heid asked if Barbara could check the interest rates on bank CD's and compare with that of our money market account.

Bobbi Callaghan moved to accept the treasurer's report. Russ Coomer seconded it and the motion was carried and entered into record.

Dave Jolliffe gave the LEC report. He stated there had been a problem with Brogan Landscapers. They were a no-show a couple of times and Dave contacted them. It took two phone calls to get the situation in line. Mr. Brogan has since been doing the contract work himself and the problem seems to be resolved.

Mr. Jolliffe stated we had a problem with the pump at the entrance last month. The starter capacitor had to be replaced.

Eric Brogan also did some repair work to the irrigation system and will fill in the crater created by the broken pipe. He also trimmed the bushes along the boulevard.

Dave said we would hold off on the spring cleanup. There is not that much to be done.

Russ Coomer said he would call Mr. Swartzel again about the dead tree on his property along Woodland Waters Blvd.. Jane Heid suggested a letter be sent to Mr. Swartzel.

There is one dead pine tree in the picnic area and Brogan Landscapers can remove it.

Dave Jolliffe thanked Russ Coomer for all the help he has given to the community.

The Welcome Committee report was given by Barbara Warren. She said there were three new homeowners in Woodland Waters. She asked that the Enclave notify her of any new move-ins.

Russ Coomer gave the ARC report. The committee approved one fence for a homeowner on Ramble Ridge. It was to run down one side in the front of the house and it met all specifications.

Bobbi Callaghan reported for the Social Committee. She met with people from the Glenn Lakes Country Club. They are offering the residents of Woodland Waters golf memberships at the same rates that Glenn Lakes residents pay. It would include all amenities except the use of their pool.

Josh Williams gave the Lighting Committee report. He has had a few calls pertaining to flickering streetlights. This is a normal characteristic of the solar lights. Josh will draft an article for the newsletter to explain this.

Jane Heid gave the Deed Restriction Committee report. Three letters had been sent out for noncompliance. Brenda Elias questioned what could be done about the lawns that are in such poor condition after our brutal winter and restricted watering. Dave Jolliffe spoke SWIFTMUD and they are projecting even stricter watering restrictions. Dave suggested we talk with SWIFTMUD about possibly using reclaimed water if it going to be available. Bill Constant suggested this Board might look into alternative landscaping.

Next on the agenda were Non-Construct fees. Treasurer, Barbara Warren stated we had three that are past due.

At this time Al Garcia (President of the Board of Directors from the Enclave) asked to speak about the last letter they received from our attorney. After eight minutes, Jane Heid reminded him of the three-minute rule for items of business not posted on the agenda. Brenda Elias stated that were put in a position to retain legal counsel and this issue needs to be referred to our attorney.

Returning to the report from Barbara Warren, she stated we had 2 new bankruptcies and a foreclosure on Warm Wind Way. Barbara stated that one of the bankruptcies was a Chapter 7 filing and there was going to be a meeting of creditors in Tampa. She asked if it were necessary for her to attend, especially since debt owed to Woodland Waters would be pretty far down on the totem pole. We are owed two years of HOA dues. Jane advised her to check with Eldon Ward on this.

Jane Heid explained that our website had been down for about a week. A problem arose when we switched servers. It should be up and running within the next couple of days.

Brenda Elias asked if the Woodland Waters logo had been removed from the Crime Watch applications. We were advised legally to remain separate from Crime Watch. We do, however, recognize their help and contributions to our community.

Jane Heid noted that there is a silver vehicle that has been seen between 4 and 5 a.m. in the neighborhood. She was going to check to see if it had anything to do with the water patrols. She is keeping a log of license numbers that residents are bringing to her attention along with other suspicious activity.

No other business was put before the Board. Josh Williams moved to adjourn the meeting. Bobbi Callaghan seconded it and the motion carried. The meeting was adjourned at 8:10 p.m.

Bobbi Callaghan, Secretary

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

Feb. 12, 2009

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 Feb. 12, 2009, at the Christian Church in the Wildwood, at 10051 Country Road, Weeki Wachee, Florida. Jane Heid welcomed everyone and stated the meeting will be recorded. All members of the Board were present. The meeting opened with the Pledge of Allegiance.

First on the agenda was the reading of the minutes of the meeting held on December 11, 2008 by Secretary Bobbi Callaghan. Josh Williams noted an error in the minutes pertaining to the start date of our contract with Bogen Lawn and Maintenance and requested a correction. The date was changed to read 2009 instead of 2008. Josh then moved to approve the minutes. Brenda Elias seconded the motion. Motion carried and entered into the record.

Treasurer, Barbara Warren gave the Treasurer's report (Exhibit A), which is attached. She stated about eighty percent of the Enclave have paid their dues. Josh Williams moved that we accept the Treasurer's report. Russ Coomer seconded the motion. The motion carried and was entered into the record.

The Committee reports are as follows:

LEC

Chairman, Dave Jolliffe, reported that our lawn company wanted to change its mowing day from Tuesdays to Wednesdays. Lately the weather conditions have prohibited grass cutting. Dave noticed that the Bogen Lawn and Maintenance has not been cleaning the waterfall pump and they must be reminded to do so.

The Spring Clean-up is coming soon. No date was given. The new plantings along the Boulevard survived the winter's freezing temperatures. Fertilizing will begin soon. Dave noted that the price for fertilizer has dropped slightly. We will not begin any trimming until danger of freeze is gone. Russ Coomer volunteered to help with the fertilizing.

Jane Heid noted that she has seen Bogen employees doing clean-up in the development.

ARC

Mary Mazzuco reported there was no new business to pass on to the Association.

WELCOME COMMITTEE

Barbara Warren said she received County maps and information booklets from Bobbi Callaghan to pass on to new residents. She will also include a small houseplant to the welcome packages. She stated she had about five new residents to visit. Barbara asked that Association members notify her if they know of any new move-ins.

DEED RESTRICTION COMMITTEE

Bobbi Callaghan said two violation letters were typed and ready to be sent out the following day. A member noted there is a commercial vehicle on Tooke Shore that may need a letter. Bobbi Callaghan stated that when a renter is in violation of a deed restriction the Association deals directly with the property owner. The owner is the responsible party and must see that their tenants comply.

SOCIAL COMMITTEE

Bobbi Callaghan stated that Glen Lakes Country Club might be able to offer discount memberships and other amenities to residents of Woodland Waters. She is to have a meeting with them in the near future.

President Jane Heid explained that the Homeowner's Association has the use of this room at the church one evening each month. We are only utilizing it every other month for our Board of Directors Meetings. She went on to say that the committees could begin to utilize this room on the off months for their meetings and/or workshops. The committees can also meet prior to our Board meetings.

Jane Heid brought up the issue of putting business cards on the bulletin boards at the mailbox pavilions. She said the Board, at a previous workshop, agreed that this could be permitted. A notice of bulletin board posting requirements will be added at each site. A resident may post services or sale items. Each posting must be dated and may remain for up to ten days. Size will be limited to 4x6 inches.

Next on the agenda was the status of non-construct properties and what action is to be taken. One non-construct property has been on the books since 2007. Jane explained that the lawyer stated that if a bank were foreclosing on any property we may have a lien on; we probably wouldn't see any of the monies owed us. We will be the low man on the totem pole. At this point with the condition of the housing market and the economy, the Board is strongly discouraging foreclosures on homes.

Jane next explained the issue at hand with the Enclave. We are the Master Association and will continue to collect assessments due us. More than eighty percent of the residents in the Enclave are paid up to date. We will proceed with liens on unpaid assessments.

Jane Heid and Barbara Warren gave an update on the status of overdue assessments and non-constructs. Two foreclosed properties have been sold. One property is in bankruptcy.

The last item to be addressed is our Webmaster gave his notice. He will no longer be available to us. Jane Heid has talked with a couple of new prospects that have shown an interest in working with us for approximately the same amount of money.

No other business was put before the Board. Josh Williams moved to adjourn the meeting. Brenda Elias seconded the motion. The motion carried.

The meeting adjourned at 8:05 p.m.

Bobbi Callaghan, Secretary

