



Wexford West Homeowners Association

Board Meeting Minutes:

8/12/2025
Google Meet - Virtual
Palm Harbor, FL 34683

Meeting Called to Order: by Lisa Lawton at 7:17 p.m.

Quorum Established: In attendance – Ed Sanborn, Lisa Lawton, Jeff Herman, Joey McNeil

Approval of Minutes: Lisa motioned to approve the July 2025 minutes from July 8, 2025; 2nd by Jeff Herman and the motion was unanimously approved.

Ed - Updates from President

- New board member resignation at the end of the year (Jeff Herman, Treasurer). Still have an open Vice President role. Searching for both replacements. VP opening posted in Summer newsletter.
- Irrigation
 - Sunrise service has been cancelled.
 - Identified Elite Landscaping as a possible replacement for Sunrise. Ed will obtain an estimate for CR1 entrance irrigation repairs. Reached out to Elite but not have heard back yet.
 - Jeff requesting approval to trim back the dead leaves / branches on the plants at Alt-19. Many are slowly coming back to life from the hurricane.
- Swing set replacement
 - Swing set has been installed from Project Innovations! Voted up to \$1,000 for the mulch. Total cost \$1,177.20 – overage due to sales tax and delivery.
 - Need additional mulch for the other playground area. Jeff made a motion to vote for 18 cubic yards for mulch. Delivery fee is \$150. 2nd by Lisa Lawton and the motion was unanimously approved.
- HOA Management Software – Ed has had a few discussions with 'HOA Works'. Want to make sure there is good security on the software. Still researching vendors.
- E-consent forms: 8 new e-consents received since the mailbox was installed in park.

Joey - Updates from Member at Large

- Lake maintenance with Lake Brothers. Joey to remind them to clear any debris on the shore or in the park.
- Joey to ask lawn crew to put down chemicals to eliminate the non-bahia grass.

Jeff – Updates from Treasurer

Wexford West HOA Meeting Minutes

- 1 household has not paid annual dues. Certified letter returned. Jeff to send a non-certified note letting them know that the late fees will be accruing.
- Reviewed the financials (admin and common grounds) and vendor invoices.

Lisa - Updates from Secretary

- August agenda sent out electronically to 49% of our WW community (sent to community members that have sent a signed e-consent).
- Summer Newsletter sent out mid-July. A huge thank you to Amy Matthews!

Community Discussion

- Jeff Herman would like to propose an amendment that home rentals need to be a minimum term of 6 months or more. Requires 10% of the community to put forward an amendment (19 homes). Jeff has started to put together a proposed amendment.

Adjournment: Meeting adjourned at 8:17 p.m.

The next Board meeting will be held virtually on September 9th at 7 p.m.