



Wexford West Homeowners Association

Board Meeting Minutes:

<08/06/2024>
Google Meet- Virtual
Palm Harbor, FL 34683

Meeting Called to Order: by <Michael and 2nd by Ken > at <7:05> p.m.

Quorum Established: In attendance - <Michael, Matt, Ken, Jeff, Joey, Lisa>

Approval of Minutes: Michael motioned to approve June and July minutes

Matt- FINANCE/VENDOR Updates

- Reviewed CG checking account and reserves
- Reviewed Admin checking (WW only) along with reserves
- Discussed irrigation repairs
- Discussed the 33% payment to JJ for the tree removal (2 payments remaining)
- Transition prep to new treasurer
- Signs are CG between WW and Daventry. Need to update the line item to reflect this. Also mention of the pond retaining wall being CG.
- Annual Due Notice
 - Budget, Staples, Pre-Paid return envelopes

Ken - Updates from Secretary

- Reviewed the tracker and recommended that several residents should receive letters pertaining to the violation and picture(s) documented and begin the formal process of correcting the violation.
- Letter from board should document which specific bylaw pertains to violation
- Florida Friendly landscape discussion
- Discussed that updating the bylaws at some point may help provide more clarity pertaining to "upkeep", "maintenance", "psi washing", "fence maintenance", etc.
- Post our special meeting on 9/24, secretary and others will need to work on getting out annual letters
- Consider JotForm and send emails for e-consent. If NO, then we need to mail with annual notice. suggests reviewing early 25' for possible implementation.

Wexford West HOA Meeting Minutes

Michael - Updates from President

- Landscaping was performed by JJs at the park. 12 trees removed along with some other dead wood.
- Reenie resigned July 29th (Michael took pick of text and saved on G drive)
- Michael motioned Joey to join the board and all approved. Board voted to approve. Positions for those on board not yet assigned, to be discussed.
- Discussed Roles
 - Interest from Ken to be President and full transition prior to annual meeting
 - Joey and Lisa both voiced that they would prefer not to be president
 - Joey thinks he can do the VP
 - Lisa thinks secretary
- Treasury transition was discussed
- Dues Increase Notice
 - Special meeting, Sept 24th, 7pm
 - Letters and proxies sent out by August 23rd
- SunRise in process of fixing the electrical on the Alt 19 island
- Duke repairing meter connection to transformer on CR island - CR 1 community lights - no cost to community
- Run times on fountains seem off and they have been adjusted (at least 10 hrs/day)
- Valves marked around the pond area and pictures taken and saved in G drive
- corporate seal purchased, per new state requirements

Open Forum:

- Suggestion to send paper or even email vs. FB for open board positions
 - Could we place something on the website?
- It was suggested that we should share with the residents at the special meeting the difference between approaching this as an increase as opposed to a special assessment
- Updates on the swing set - we will need to build out the area around the swing set. Add mulch and 2-3 barriers per side (4-6 total). Working on updating the estimate.

Wexford West HOA Meeting Minutes

- Suggestions to make posts on website about board positions, dues increase, etc.

Adjournment: Meeting adjourned at <8:31 > p.m.

The next Board meeting will be held on <September 3rd, 2024 > at 7 p.m.