



Wexford West Homeowners Association

Board Meeting Minutes:

9/9/2025
Google Meet - Virtual
Palm Harbor, FL 34683

Meeting Called to Order: by Lisa Lawton at 7:03 p.m.

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

Approval of Minutes: Lisa motioned to approve the August 2025 minutes from August 12, 2025; 2nd by Jeff Herman and the motion was unanimously approved.

Ed - Updates from President

- Two board member positions open – Vice President and Treasurer. Board continuing to get the word out and Ed will be creating a video to send out.
- Irrigation
 - All zones in park up and running. Number of heads that need attention. Ed made a motion to vote for a maximum of \$150 to purchase the heads at Home Depot. 2nd by Jeff Herman and the motion was unanimously approved.
- Playground Update
 - Mulch ordered and delivered for the other playground area.
 - One of the benches need composite boards replaced.
- HOA Management Software – Ed looking at 'HOA Works' and 'HOA Start'. Want to make sure there is good security on the software.
- Daventry – Ed met with Daventry to provide an update on swing set, mulch, tree planting. Daventry shared a map of the Daventry pond and communicated that the fountain is not working as strong as it used to. Will look to troubleshoot.

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 and ask lawn crew to put down chemicals to eliminate the non-bahia grass.

Jeff – Updates from Treasurer

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

Lisa - Updates from Secretary

Wexford West HOA Meeting Minutes

- September agenda sent out electronically to 49% of our WW community (sent to community members that have sent a signed e-consent).

Community Discussion

- Jeff Herman proposed 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 submitted signatures from 19 homes. Jeff made a motion to review the proposed amendment with our lawyers.
- Sign on Alt 19 is rusted and recommending that we potentially replace the metal pieces; replace some of the rotting wood and find someone to paint the sign. Other signs looked ok.

Adjournment: Meeting adjourned at 8:10 p.m.

The next Board meeting will be held virtually on October 14th at 7 p.m.