



Wexford West Homeowners Association

Board Meeting Minutes:

DRAFT – MINUTES WILL BE APPROVED AT NOV MEETING

10/15/2025
Google Meet - Virtual
Palm Harbor, FL 34683

Meeting Called to Order: by Lisa Lawton at 7:02 p.m.

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

Approval of Minutes: Lisa motioned to approve the September 2025 minutes from September 9, 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 posted on Facebook.
- Irrigation
 - Last week the fountains in the large pond stopped working; motor pump had died.
 - Ed met with Outdoor Concepts and the motor needs to be replaced. Also, Daventry fountain intake piece is clogged. Quote for a new motor, gasket and seals, plus the inspection and cleaning of the Daventry fountain intake is \$3,197. Ed will reach out to obtain a competitive quote.
 - Outdoor Concepts handled the irrigation in prior years and offered to assist in any specific issues we have in the future.
 - Community members along with Ed have been fixing the sprinkler heads around the park.
 - Upon looking at the irrigation water filter, noticed the reclaimed water feed, shut off valve wasn't fully shutting off; reached out to reclaimed water department and they confirmed that the valve needs to be replaced. They came out Tuesday, the 14th, and replaced the shutoff valve. We can now proceed with inspection of the irrigation filter.
- HOA Management Software – Ed looking at 'HOA Works' and 'HOA Start'. Want to make sure there is good security on the software.
- Daventry – Daventry requesting our landscaper to clear out path around the pond which has grown in. Ed and Joey will review options.
- Alt-19 Sign – Ed met with the painter who painted Daventry sign to get a quote for Alt-19 sign. Quote was sent for all signs and Ed going back to get quote for just Alt-19 sign. Also, we will ask community if anyone is willing to volunteer their time to paint.
- Proposed amendment for leasing restrictions – spoke with our attorney regarding the proposal and received appropriate language for the annual meeting. Proposal is a 6 month minimum for leasing.

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Joey - Updates from Member at Large

- Covered during President updates.

Jeff – Updates from Treasurer

- 1 household has not paid annual dues.
- Reviewed the financials (admin and common grounds) and vendor invoices.

Lisa - Updates from Secretary

- October agenda sent out electronically to 49% of our WW community (sent to community members that have sent a signed e-consent).
- Newsletter recommendation – pets need to be on leash; tips on preventing rats

Community Discussion

- Email from a homeowner was received regarding a verbal complaint from their neighbor. The neighbor complained that the neighbor's cat is finding rats in the homeowner's yard and blaming the homeowner and the state of their yard for the rats that the neighbor's cat is finding and bringing home to the neighbor. The Board did not find any violations of the homeowner who sent the email to the board. The Board recommended that the homeowner inform the neighbor that the HOA did not determine any violations in the homeowner's yard and that all pets should be kept on a leash and/or kept on neighbor's property. The Board will also provide language in the next community newsletter to remind homeowners about pet leashing and/or restricting pets to owner's property. Also, we will provide tips for preventing rats on homeowner's properties in the next newsletter.

Adjournment: Meeting adjourned at 8:11 p.m.

The next Board meeting will be held virtually on November 11th at 7 p.m.