



Wexford West Homeowners Association

Board Meeting Minutes:

<05/14/2024>

Wexford West Community Park
Palm Harbor, FL 34683

Meeting Called to Order: by <Ken > at <7:05> p.m.

Quorum Established: In attendance - <Michael, Matt and Ken along with several other home owners >

Approval of Minutes: <Motioned by Ken, 2nd by Michael >.

FINANCE/VENDOR Updates

- Individual purchases on HOA CC rolls up to master (it appears duplicate, but really not)
- Operating Reserve (Matt now moving money a bit more)
- Our community accounts, no maintained primarily in money market, are earning increased interest
- Outstanding dues: Incorrect owner listed on a few addresses
- Matt suggesting checking addresses against property appraiser site prior to next annual mailing
- Annual dues: Michael says he will call the few late stragglers

ACTION ITEMS/Discussion/New Business

- Duke/CR1 entrance: New trees, fixed irrigation. Michael to follow up with DUKE for sign lights not working on CR1.
- Community garage sale needs to be scheduled
 - Jackie will do FB poll for community garage sale (would like to do now, but might be fall based on temperature)
- Fountains (Valve and Solenoid issue)
 - Discussion around replacing vs. repairing. We are being challenged to find vendors to service. System is 25+ years old. initial whispers to repairs come in at \$20k +
- Irrigation - cut off sprinklers around pond trail
- Added "beware of alligator/do not feed" signs
- Lighting - Duke Energy - estimate on CR1 lamppost
 - Replace \$8k > so, for now, we will keep
- Could not move it because of where it is to relation

Wexford West HOA Meeting Minutes Annual Meeting, January 16th, 2024

- Violations Tracker/Schedule
 - Consider starting with email rather than formal letter
 - Ken would like a more formal process notice, team will formalize process

- Infrastructure replacement cost analysis/plan
 - Initial plan developed and proposed to board
 - Needs revisions for Existing vs Capital Improvement (new improvement needs voted, whereas existing)
 - There are several items that need attention in the immediate future, coming years:
 - Signs
 - Fountains
 - Retaining wall (May be County responsibility)
 - Playground
 - Swings
- Plan to build additional board participation
- Swings in the park – replacement
 - Matt to look back at links and make a decision by next meeting

OLD BUSINESS

- LED lighting / Duke Energy
 - Actual cost is \$91/month for 10 years. Or, \$10,920
 - Matt says it looks like we are paying \$48/month for rental
 - Questions: How long have we been paying on the old equipment?
 - Service on old equipment?
 - Matt to reach back out to Duke and ask for a contract on the rental line items
- Cover for pump at Daventry - will assess need for replacement prior to purchase
- HOA software
 - Still on Mike radar
- Initiate process for to assess increasing dues
 - We first would like a full replacement/ongoing cost analysis to support case - in process
 - Matt proposed no prepaid return envelopes
 - We will include comparisons of surrounding area of HOAs
 - Ken and Matt have both shared initial analysis we can build on

**Wexford West HOA Meeting Minutes
Annual Meeting, January 16th, 2024**

OPEN AGENDA – PUBLIC COMMENTS

- Thanks for the alligator signs
- Thanks for Park cleanup and staying on Duke for CR1 entrance
- Looking forward to community garage sale
- A lot of discussion around the fountains - many homeowners expressed the reservation to continue repairing vs. replacing.

Adjournment: Meeting adjourned at <8:16> p.m.

The next Board meeting will be held on <June 11, 2024 > at 7 p.m.