



Wexford West Homeowners Association

Board Meeting Minutes:

10.17.23

Suncoast Bible Presbyterian Church
975 County Road 1, Palm Harbor, FL 34683

Meeting Called to Order: by **Ken** at **<7:09>** p.m.

Quorum Established: In attendance - **<Ken, Michael and Matt>**

Approval of Minutes: **We will update minutes from 9.5.23, email for approval and post**

Action Items:

1. Ensure resident contact details updated (Ken and Matt) - proxy mailings, add e-mail authorization form (Michael to Admin)

- **Be sure that Master file is updated for the mailings**
- **Compare Estoppel if we need to make updates**
- **Send Michael a link to the doc**
 - **Proxies**
 - **Annual Letter with Cost**
 - **Daventry Annual**
 - **Email auth form to be included (approved)**
 - **Aiming to go out mid-November**

2. Discuss 3% annual dues increase

While 3% is better than nothing, we discussed increasing beyond 3% last year. We need to start this process earlier in the year in order to get a vote on a larger increase, which is most likely needed given increased costs.

- **We may need to consider an assessment mid-year.**
- **Board approved budget increase of 3% for CY 24', unanimously.**

Community Improvement Planning:

- **Pond/Irrigation System, covering, (Completed)**
- **Park/Entrance cleanup scheduled for (To be rescheduled) (Michael)**
- **Irrigation - (Major repairs completed)**
- **Additional 'No Parking, Keep off grass" (Completed)**
- **New cover for Daventry, common area, fountain pump, current is cracked (Michael)**
 - **Drainage retaining wall (Hold) (Michael)**
 - **Duke, lamp posts, Alt 19 entrance (Ken?)**

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- Neighborhood sign, Wexford Drive entrance (Hold) (Michael)
- Software for annual process, violations tracking (Hold) (Michael)
 - **Ken to get a list of ideas to Matt to ask for**
- Electrical, Alt 19, CR1, pump cage outlet (Completed)
- Disposal of old posts from CR1 gate (Ken?)
 - **Ken to get the rest this weekend**
- Covenants, bylaws - LT/ST buyers, Tiny Homes, etc. (Reviewing)

Information, Discussion, Updates:

1. Matt and Michael to review the irrigation contract. Neither seem thrilled about the new services.

Finance Report:

1. **Matt** provided the financial update. Financial spreadsheet will be sent to Daventry.

New Business:

1. Matt going to HOA conference October 25th
2. Attorney question (HOA) > What warrants a notice?
 1. Text? Email? Knock on door? Notice?
3. Board meeting in the park?
4. We need new signs announcing the board meetings for each entrance

Adjournment: Meeting adjourned at **<8:07>** p.m.
The next Board meeting will be held on **TBD**