



Wexford West Homeowners Association

Board Meeting Minutes:

March 12, 2019

Suncoast Bible Presbyterian Church

975 County Road 1, Palm Harbor, FL 34683

Meeting Called to Order: by President Bob Heal at 7:00 PM

Quorum Established: In attendance - Bob Heal (Pres.), Steve Cybulski (VP), Roger Vaughan (Tres.), Joy Montefiore (Sec.).

Approval of Minutes: Roger Vaughan motioned to approve the minutes of February 12, 2019; 2nd by Bob Heal and vote was unanimous in favor of the motion.

Action Items:

1. The Daventry Board President has not responded to the Wexford West Board to resolve the issue of Daventry no longer providing financial support for the common grounds. Roger Vaughan motioned for the separation of the two HOAs, 2nd by Bob Heal and approved by unanimous vote.
2. The Wexford West HOA (WWHOA) Directors will discuss the actions to be taken in response to Daventry's failure to contribute financial support of the common grounds at the next board meeting.

Community Improvement Planning:

1. Joy Montefiore presented an update on HOA violations. (Fining actions will be recorded under separate document.)
2. Violation inspections will continue to move forward.
3. As the lake and grounds at Daventry were determined to be the responsibility of the WWHOA, the following estimated expenses were motioned for approval by Joy Montefiore, 2nd by Bob Heal, and approved by unanimous vote:
 - a. Daventry lake clean up at \$1,500;
 - b. Daventry ground clean up at \$300;
 - c. Daventry lake pump replacement at \$500.

Information, Discussion, Updates:

1. The WWHOA will publish an April newsletter which will contain the approved 2019 budget and be mailed prior to April 1. The request for payment of the 'Special Assessment' will be included in the mailing.

Finance Report:

1. Roger Vaughan stated that all bills are being paid.
2. There are seventeen (17) homeowners who have not paid their dues, including the two (2) foreclosures. They will be contacted and requested to pay the late charge.

New Business:

1. Unless there is a change in Daventry's status in 2020 the WWHOA Board discussed requesting raising the annual dues to \$250. This will require approval by 51% of the homeowners. Payment would be requested in two (2) installments of \$125 in March and \$125 in August.

Adjournment: Meeting adjourned at 7:25 p.m.

The next Annual Board meeting will be held on April 9, 2019 - 7:00 p.m.

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