



Wexford West HOA
Board Meeting Minutes

9.5.23
Suncoast BP Church
975 County Road 1, Palm Harbor, FL 34683

Meeting Called to Order - Ken at 7:03 PM

Quorum Established: In attendance - Michael, Matt, Ken

Finance Report:

- Matt provided the financial update. Financial spreadsheet will be sent to Daventry.
- Common ground costs were considerable higher than years past. We will continue to monitor expenses to ensure that our annual dues are within reason for the residents and community.
- Right now, considering a 3% increase to hold status quo. Additional increase would require vote prior to annual meeting.

Notes:

- Annual letters to go out by mid November
- The new irrigation system contract, so far, indifferent about the work, will monitor cost and consider additional options going forward.
- We still need additional board volunteers
- Reviewed timing, escalation process related to violations.
- Ken to update resident contact details.
- Use of Apple, To Do's, HOA to do list
- Will at some point shortly, CY 24' review covenants, bylaws for updates to address - LT/ST buyers, tiny homes, etc.

Community Improvement Planning:

- Pond/irrigation System covering - materials to be picked up, scheduled with assistance from multiple residents
- Park/Entrance cleanup, scheduled for 9/23, Michael post on FB
- Irrigation - Michael to follow up, majority of repairs completed, still need to repair fountain on Kent
- Michael researching monthly charge (\$61) for reclaimed water on CR1, account address 40 Wicklow, East side of CR1, not our neighborhood. Matt raised this issue.
- Additional no parking, keep off grass signs ready for installation, Michael to install
- New cover for Daventry fountain pump, current is cracked, this is common ground, Michael to look into

- Drainage retaining wall - 6/28, Ken informed Michael and Matt via text about county advising that it is our responsibility. Michael researching further with county, prior to CY 24 decision on repair.
- Duke lamp posts, Alt 19 entrance - Michael took pic, has numbers and will follow up with Duke
- Neighborhood sign, Wexford Drive entrance - postpone until CY 24'
- Software for annual process, management of admin for HOA, Matt to attend HOA expo and check on options, will then research more for CY 24 rollout.
- Electric Alt 19, CR 1, pump cage outlet, confirm all complete - Michael
- Side walks, crossing corner markers, retaining wall CR1 - Ken on 6/28 sent text to Michael and Matt confirming wall is not county, but following up on sidewalk crossings.
- Street Sweeper - County - Ken confirmed we can schedule the weeper with the county, otherwise 2x per year.
- Ken to dispose of old posts
- Checking on opposite side parking on our side streets

Information, Discussion, Other:

HOA Violation Escalation:

- SMS/Email (7 Days to reply)
 - Letter (14 Days to reply)
 - Certified letter (30 Days to reply)
 - Fining Committee
- Need to confirm members of fining committee, process - Michael

Meeting adjourned: 8:10 PM

Next board meeting, TBD