



Wexford West Homeowners Association

Board Meeting Minutes: Annual Meeting, January 2024

<01/16/2024>

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

Meeting Called to Order: by **<Ken >** at **<7:03>** p.m.

Quorum Established: In attendance - **<Michael, Matt, Ken and approximately 30 residents>**

Approval of Minutes: **Minutes previously approved and posted on website.**

The Year Ahead:

Organizational Development:

- **Succession planning and board member recruitment – rejoining is welcomed!**
- **Board meetings format: online and in-person >> and in the park**

Financial Planning:

- **Early to mid-year vote on dues increase, necessitated by increased costs**

Maintenance and Repairs:

- **Fountain repairs**
- **Retaining wall in pond (repair and graffiti cleaning)**

Communication and Community Engagement:

- **Quarterly community newsletter > What is the strategy on this? Content? Yard of the quarter?**
- **Continued cleaning and maintenance of signs**
- **Introduction of HOA software for efficient communication**

Policy and Infrastructure Review:

- **Review of current covenants and bylaws**
- **Possible addition of another bench near the park**
- **Possible Installation of a neighborhood sign for Wexford Drive**
- **Possible replacement of signs on CR1, Alt 19**
- **Review of trash vendors**

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Community Initiatives:

- **Organizing community cleanup events > Park and entrances (Michael mentioned quarterly would be nice with coffee and donuts)**
- **Planning community garage sales > Spring Clean Up**

Finance Report:

1. <Matt> provided the financial update. Financial spreadsheet will be sent to Daventry.
2. Discussed the increased cost in vendors, utilities and insurance (liability went up 24%). Gave notice that we will need to vote to increase annual fees over 3% it will take a community vote and should anticipate this year.

Open Forum:

- Ken needs to help Matt with the notifications.
- Ken thought that we no longer have a new resident welcome packet ... can we start this again?
- Ken, are we able to write off and depreciate the enhancements (park, signs, benches, etc.)
- Sylvia (new resident) will be helping with fountain she found some online
- Jeff suggested we have sub-committees of the neighborhood with point people to communicate with the neighbors
- Jeff suggested donation of benches and other enhancements from resident business owners or families (place a tag on the bench)
- Dave said 10-15 years that playground will need to be replaced
- Cheryl prepared trees and shrubs
- Dog waste was mentioned > more at the park > potentially looking into something in the park
- Asked if we could post the agenda prior to the meeting and where they can find (Michael reminded them of the community board) >> We can do this on the website. We can also send an email of the agenda. Lets standardize the agenda with ADHOC.
- Dave thinks about 20 years ago and we didn't have to pay because someone hit it

**Adjournment: Meeting adjourned at <8:30> p.m.
The next Board meeting will be held on <TBD> at p.m.**