



Wexford West Homeowners Association

Board Meeting Minutes:

4/1/2025
Google Meet - Virtual
Palm Harbor, FL 34683

Meeting Called to Order: by Lisa Lawton at 7:05 p.m.

Quorum Established: In attendance – Ed Sanborn, Lisa Lawton, Jeff Herman, Joe McNeil (Ken Brannigan unable to attend)

Approval of Minutes: Lisa motioned to approve the March 2025 minutes from March 5, 2025; 2nd by Jeff Herman and the motion was unanimously approved.

Ed - Updates from President

- CR1 Electrical Work for the Signs
 - All electrical work completed.
 - Received invoice from Brock Electric and forwarded to Duke Energy for reimbursement (\$3,698). Reimbursement still pending.
- Daventry Follow-Up
 - Water irrigation isn't working at Alt 19 median; working to resolve within 30 days with a battery operated control. We could consider soaker hose but unsure if enough water will come out.
 - Picnic table – revisit options and purchase within 30 days.
- Pond Tree Concerns
 - Met with pastor from church. Church installed fence. Pastor had some trees taken down in the past that were hanging over fence and low lying.
 - Need to communicate to community that removal of trees or plants in our common areas is not permitted. Concerns should be escalated to HOA Board.
- Irrigation
 - Contract with Westcoast/Sunrise expiring on May 31st, 2025
 - Bidding out to additional vendors
 - Pond PVC pipe broken and fixed by Ed and Dave
- Discussed Resident Concerns
 - Electric scooters - Community have expressed concerns that children are not stopping at signs and requested we notify the community to remind children to be careful when riding on scooters. Recommend we include in newsletter.
- Board admin session
 - Working meeting to review roles and responsibilities. Review and access google drive.
 - Tentative date of April 15th

Joey – Updates from Member at Large

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- Swing set replacement
 - Reviewing bids from three vendors; going back for final numbers and confirm potential installation dates.
 - WillyGoat
 - Playground Boss
 - Creative Recreation

Jeff – Updates from Treasurer

- 162 households have paid annual dues and late fee notices are being sent out to 21 households that have still not paid (original due date was February 28, 2025).
- Reviewed the financials (admin and common grounds) and vendor invoices.

Lisa - Updates from Secretary

- March agenda sent out electronically to 46% of our WW community (86 e-consents received out of 187 homes; one came back undeliverable).
- Newsletter
 - Amy Matthews has created a draft newsletter to be sent out in April.
 - Newsletter to be emailed and posted on community board within the next 2 weeks.

Adjournment: Meeting adjourned at 8:52 p.m.

The next Board meeting will be held virtually on May 6 at 7 p.m.