



Wexford West Homeowners Association

Board Meeting Minutes: Annual Meeting, February 2025

February 4, 2025
Suncoast Bible Presbyterian Church
975 CR 1
Palm Harbor, FL 34683

Meeting Called to Order: by Lisa Lawton at 7:01 p.m.

Quorum Established: In attendance – Ed Sanborn, Ken Brannigan, Jeff Herman, Lisa Lawton, Joe McNeil, 19 residents and 53 proxies received.

Approval of January 2025 Minutes: Lisa Lawton motioned to approve the minutes of January 21, 2025, 2nd by Ken Brannigan and the motion was unanimously approved.

Updates from President

- Introduction of the new board (Ed Sanborn – President, Ken Brannigan - VP, Lisa Lawton - Secretary, Jeff Herman – Treasurer, Joe McNeil - Director).
Motioned to approve by Ed; Ken second.
- Recap of 2024 annual meeting and planned improvements:
 - HOA Board succession planning and recruitment - new board in place for 2025
 - Financial planning – special meeting held in September to increase annual dues by 20% to cover the common ground costs of our aging infrastructure. By close to unanimous vote, the increase was approved.
 - Maintenance & Repairs – fountains have been repaired but are aging and will need to be replaced within the next few years. Retaining wall still needs to be repaired.
 - Communication & Community Engagement – newsletter and HOA software for efficient communication became a lower priority to financial planning and repairs of infrastructure.
 - Policy & Infrastructure Review – covenants and bylaws were not changed in 2024. Infrastructure enhancements originally proposed at the beginning of the year included another bench in park, sign for Wexford Drive, and replacement signs on CR1, Alt 19. With our aging infrastructure, we had ongoing issues with our fountains and our irrigation system that needed to be prioritized.
 - Community Initiatives – park cleanup following the two hurricanes
- Impact of 2024 hurricanes:
 - Both Helene and Milton brought significant storm damage including down trees, debris and electrical for our signage. Total cost upwards of \$10k for tree removals.
 - Our common grounds budget did not have enough funds to cover the entire cost of the hurricane damages. As a result, we came to an agreement with Daventry HOA to have both HOA entities inject money from admin accounts to the common ground account as both Admin accounts for each HOA currently have a surplus and this would avoid the need for a special assessment to the home-owners.
- Additional 2024 infrastructure repairs:

Wexford West HOA Meeting Minutes

- Ongoing electrical issue on CR1 - Brocks Electric identified the problem with the electrical at the CR1 sign. Underground lines are under a large stump. Recommending new lines to be installed via a 3rd party. Brocks to send a quote that we have forwarded to Duke to confirm that they will cover the costs.
- Irrigation system - Sunrise fixed the solenoid that was leaking and informed us that our filter was broken which was allowing bad water to come through and clog sprinklers. Filter has since been replaced by community members.
- Daventry picnic table request - the picnic table behind the park sign had been previously promised to be moved near Daventry entrance. Board members tried to move the table and noticed that it was completely corroded and needed to be thrown out. Will solicit Daventry input on selection of new table and preferred location.
- Community Reminders & News
 - Please pick up after your pets. We have received several complaints that residents are not picking up after their dogs in the park, on the sidewalks and on neighborhood lawns.
 - Riding Ebikes in the park is prohibited. It's not only dangerous but will damage our grass and irrigation system.
 - No solicitation policy; please let solicitors know.
 - We are going to bring back the newsletter this year. Encouraging the community to volunteer. Looking for testimonials. Newsletter will be distributed via email, Facebook, HOA website and on park community board vs. mail to keep costs down.
 - Acknowledged and celebrated one of our residents, Dave McGerald, for his dedication and service to our WW HOA and community. Dave was presented with a key to our community plaque, thank you Dave!

Open Resident Discussion

- Suggestion to have a 4th of July party or Labor Day when not so hot.
- Request to receive notifications via mail vs. electronically (for those that don't elect).
- Request to consolidate trash companies, there are too many garbage trucks coming down our streets each day. Last year, HOA did a poll and for the most part, 3 companies were suggested. HOA will attempt to resolve in 2025 and try to gain consensus to utilize one or two companies.
- Question on if corporations are purchasing homes in WW to rent. We are aware of a handful. By-laws state rental term can't be less than one year.
- Fence between church and park has been peeled back. It's a county fence.
- Request to possibly donate trees to replace the ones in the park. Could be included in the newsletter to gain interest.

Updates from Treasurer

- Reviewed the 2025 Budget
 - Admin budget: \$40,599
 - Common Grounds: \$52,304
- Reviewing vendors (irrigation, landscaping, etc.) and putting out to bid to ensure we are getting the most for our money.
- Motion to approve budget by Dave M. Second by Belinda B.

Wexford West HOA Meeting Minutes

- Swing Set – once funding is received from Daventry, we will need to pay the storm damage invoices and then whatever is leftover can go toward purchasing the swing set. Ideally this will be purchased before end of March.

Adjournment: Meeting adjourned at 8:22 p.m.

The next Board meeting will be held virtually on March 5th at 7 p.m.